

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	ISKCON Temple	
LOCATION:	12501 NE Bellevue-Redmond Rd	
FILE NUMBERS:	21-102812 LA	
PROPONENT: Nicole Harter, Freiheit Architects, 206-595-3956,		
	nharter@freiheitarch.com	

DESCRIPTION OF PROPOSAL:

Application for Land Use approval to expand an existing religious services facility from one to two floors of an existing multi-tenant building. Proposal includes the expansion of temple dining, office, and storage spaces. No modification the building exterior is proposed.

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: 11/18/2021

APPEAL DATE: 12/2/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

<u>Issued By:</u> <u>for</u> <u>Date: November</u> 18, 2021

Elizabeth Stead, Environmental Coordinator

Development Services Department



Proposal Name: International Society for Krishna Consciousness Temple

Proposal Address: 12501 NE Bellevue-Redmond Road

Proposal Description: Administrative Conditional Use Permit approval to establish a

religious facility. The proposal includes utilization of the existing structure on the site. A small exterior improvement to the building structure to accommodate a stairway is proposed.

File Number: **21-102812-LA**

Applicant: Freiheit Architects (Nicole Harter)

Decisions Included: Administrative Conditional Use, Process II

Land Use Code 20.30E

Planner: Richard Hansen, Assistant Land Use Planner

State Environmental Policy Act Threshold Determination:

Determination of Non-Significance (DNS)

Elizabeth Stead

Environmental Coordinator

Director's Recommendation: Approval with Conditions

Michael A. Brennan, Director

Development Services Department

By:

For

For

Elizabeth Stead, Land Use Director

Application Date: February 12, 2021
Notice of Application: April 1, 2021
14-day Comment Period: April 15, 2021
Decision Publication Date: November 18, 2021
Appeal Deadline: December 2, 2021

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6864. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

I. REQUEST AND PROJECT DESCRIPTION

A. Proposal:

The applicant, International Society for Krishna Consciousness (ISKCON), has requested an Administrative Conditional Use (ACU) Permit to establish a Krishna Temple to be located within an existing office building at 12501 Bellevue-Redmond Road. The religious facility is a permitted use subject to an ACU permit. A previous ACU permit was reviewed and approved in 2014 that maintained a physical therapy use and permitted a religious use and school use. Upon approval, the existing structure would have a singular use of religious facility, as opposed to the previously approved three uses within the building.

The existing two-story office structure is approximately 23,246 gross square feet in size, and was constructed in 2012 after a fire destroyed a previously existing office building on the same site. The Krishna Temple is proposed to be located on both floors of the structure. The first floor will consist primarily of a kitchen and dining halls, as well as a library, reading room, storage a computer room, and offices. The second floor will have the temple hall, a multi-purpose hall, and offices.

The interior of the structure will be converted to accommodate the temple use through a minor building permit, which is currently under review (20-122691 -BW). The applicant proposes minor modifications to the exterior of the building and site conditions to accommodate the new use. This includes construction of a secondary stairwell on the east side of the building which is required by building code due to the proposed occupant load of the temple use on the second floor. A previous Land Use Exemption (14-130890-LJ) was reviewed and approved for modifications to the exterior of the building and site conditions, as the property is located within the Bel-Red Office Residential Transition land use district. Refer to Section XI.1 and XI.8 and XI.4 for Conditions of Approval regarding Noise & Construction Hours and Signage and Changes to the Building Exterior and Site.

The Temple is proposing noon and evening services during weekdays, which would be held from 11:00AM to 2:00PM and 6:00PM to 10:00PM respectively. Noon services will accommodate up to 40 people and evening services will accommodate up to 75 people. Three services are proposed to be held on Saturdays and Sundays from 5:00AM to 8:00AM, 12:00PM to 3:00PM, and 6:00PM to 10:00PM. Weekend services will accommodate between 100-150 people per service. A caretaker will be onsite throughout the week from 6:00AM-10:00PM. In addition to regular services, the Temple proposes to hold major festivals based on the lunar calendar up to three times a year. These events will be attended by up to 200 people and all activities will be held within the building.

B. Review Process:

An ACU is a Process II decision made by the Director of the Development Services Department. The process includes public noticing with a minimum 14-day comment period. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publicly noticed with a mandatory 14-day appeal period. Process II decisions may be appealed by parties who submitted written comments on the application. Any appeal submitted shall be heard at a public hearing before the City Hearing Examiner.

II. SITE CONTEXT AND ZONING

The subject site is located east of the intersection of 124th Avenue NE and NE Bellevue-Redmond Road. The site is currently improved with a two-story office building, which is occupied by a single tenant, which is a physical therapy clinic. Entrance to the site is through a shared driveway entrance via NE Bellevue Redmond Road, with the adjacent property to the east, located at 12505 NE Bellevue Redmond Road. The site is located within the Bel-Red-Office Residential Transition (BR-ORT) land use district and has a Comprehensive Plan Designation of Bel-Red-Office Residential Transition (BR-ORT). The site is surrounded by commercial/industrial uses to the north in the BR-OR land use district, office uses to the east and south in the BR-ORT and Office land use districts, and a multi-family use to the west in the BR-ORT land use district.

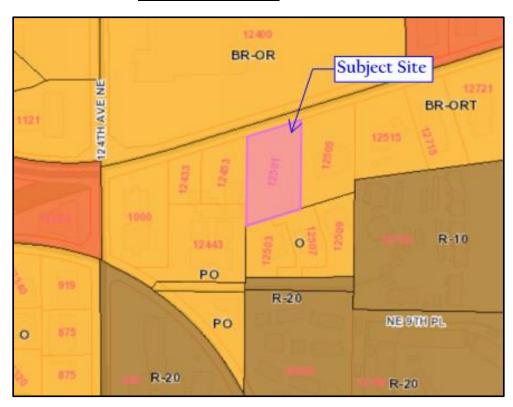


Figure 1 - Zoning Map

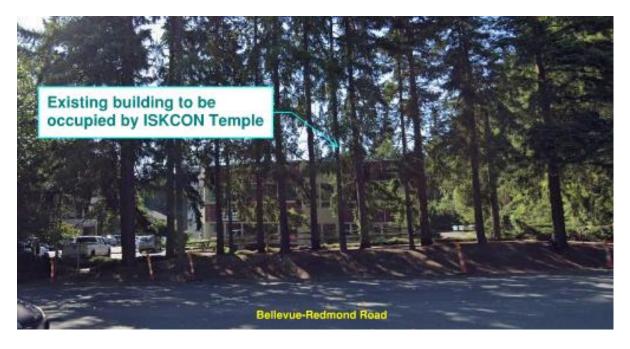
Figure 2 - Aerial Photograph



Figure 3 – Site Photographs



Looking South - Frontage of Site



III. PROPOSED SITE AND BUILDING MODIFICATIONS

The site is currently developed with an existing office structure and associated parking and landscaping. The site contains 74 standard parking stalls, 2 of which are ADA accessible. Existing trash receptacles are located in the northwest corner of the site.

The building currently has two entrances; a front entrance located on the east side of the structure facing the shared drive aisle, and one back entrance located on the south side of the building. In order to locate the temple hall in the second level of the building, an additional stairwell is required to be constructed to meet adequate egress requirements. This new stairwell is proposed to be located on the east side of the building, adjacent to the south east corner of the structure, south of the main entrance to the building. This is the only proposed modification to the building structure.

IV. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. General Provisions of the Land Use Code (LUC)

1. Use

The subject site is located within the Bel-Red-Office Residential Transition (BR-ORT) land use district. As such, the Land Use Code (LUC) 20.25D.070 Services (chart) permits religious facilities subject to Administrative Conditional Use Permit approval. The applicant has fulfilled this requirement by submitting this application for review and approval.

2. Dimensional Requirements

All applicable dimensional requirements of the LUC will be met. Refer to the following chart for specific information and the Project Plans attached at the end of this report.

Category	LUC Requirements	Proposal by Applicant
Site Area (BR-ORT District)	Not Applicable	50,093 SF (1.15 Acre)
Lot Coverage	75%	9,668 sf (19.3%) No Change
Impervious Surface	75%	14,379 sf (29%)
Building Height	30 Feet	Not applicable – no change to building height
Building Setbacks Front (North) Rear (South) Side (East) Side (West)	20 Feet 30 Feet 20 Feet 20 Feet	No change – existing setbacks meet standards
Parking	Religious Facility Unspecified Use	Parking Study submitted. See discussion in Section IV.C Parking Study submitted. Also, applicant has obtained a shared parking agreement for 30 stalls
Landscaping Perimeter Buffers		Existing conditions – no change.
Front (North) Rear (South) Side (East) Side (West)	20 Feet 20 Feet 10 Feet	30 Feet 3 Feet Not Applicable – Ingress/Egress Easement Varies 5-18 Feet
		Note: Applicant will utilize Alternative Landscape Option (ALO) in 20.20.520.J

B. Alternative Landscape Option

Uses located within the BR-ORT land use district are required to have a minimum 10 feet of landscaping along the street frontages and interior property lines. In addition, this site is subject to a minimum 20 feet of landscaping along street frontage as the site is located along Bel-Red Road between 124th Ave and 148th Ave. It is also subject to a minimum 20 feet of landscaping along the rear (south) property line, as it is abutting a zoning district outside of the Bel-Red district. The subject site cannot support landscaping along the east (side) property line, as this area is within a shared drive aisle between two properties and contains a portion of a 25-footwide ingress/egress easement. The existing west (side) landscape buffer varies in size, due to existing parking stalls and a change in topography from the adjacent parcel to the west.

Landscaping along the rear (south) property line is currently minimal in order to support existing parking stalls. A wood fence separates the subject site from the adjacent property to the south. Strict application of the code would require removal of the existing parking stalls along the rear property line to accommodate a 20-foot landscape buffer, yet these parking stalls are needed to support the various uses on site. Therefore, the applicant is requesting a reduction of the required landscape buffers through an Alternative Landscape Option, as prescribed in LUC 20.20.740.A.5.

Per LUC 20.20.520.J, the Director may administratively approve a modification of the landscaping requirements if:

1. The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of this section.

As the existing front landscape buffer is approximately 30 feet in lieu of the required 20 feet, and the side (west) landscape buffer varies in size from 5-18 feet in lieu of the required 10 feet, these two landscape buffers represent an equal or better result than that which could be achieved by strictly following the requirements of the code. Both of these landscape buffers provide screening from the adjacent property to the west in addition to screening from Bel-Red Road. However, the front landscape buffer is currently minimally landscaped. Therefore, staff is requiring the front landscape buffer to receive increased shrub and groundcover plantings to further buffer the site from Bel-Red Road. The existing evergreen trees shall remain and are not permitted to be removed. Refer to Section XI.5 for Condition of Approval regarding Landscape Buffer.

2. The proposed landscaping complies with the stated purpose of this section.

The enhanced landscaping along the front of the property and the existing landscape buffer to the west of the property will provide adequate screening between adjacent uses and the public right of way. Refer to Sections XI.6 and XI.7 for Conditions of Approval regarding Landscape Installation Assurance Device and Landscape Maintenance Assurance Device.

C. Parking Requirements and Site Circulation

The existing conditions on the site include 74 standard parking spaces and 2 ADA parking spaces for a total of 76 stalls. All stalls are to be maintained as part of this proposal. Site circulation would remain as it exists today, which provides for a one-way, counterclockwise vehicular access around the building. The main drive aisle to the east of the building will continue to support two-way access for parking stalls on the east side of the building.

Religious facilities are considered unspecified uses for parking standards in the Bel-Red land use districts. LUC 20.25D.120.H states that for unspecified uses, the applicant shall provide documentation regarding the actual parking demand for the proposed use, or evidence in available planning and technical studies relating to the property use, or required parking for the proposed use as determined by other comparable jurisdictions.

To comply with the standards for unspecified uses, the applicant has provided a Traffic and Parking analysis, dated February 4, 2021, by Transportation Engineering Northwest (TENW). This document analyzed the proposed temple use to determine whether the on-site parking

could accommodate the use during peak times. The study concluded that based on a typical weekday, the parking supply is anticipated to meet the demand during the day and typical Temple weeknight events.

To accommodate a larger temple weeknight event or weekend service, a shared parking agreement was recommended with the adjacent property owner for any overflow that may occur. As of the date of this report, a shared parking agreement has been acquired between the subject property owner and the owner of 12505 Bel Red Road (Bel Red Properties, LLC) for 30 additional parking stalls on this adjacent property. The agreement grants the lease of 30 parking stalls on weekdays from 7:00PM to 10:00PM and weekends from 6:00AM to 10:00PM. This agreement has been recorded on the title of both properties under King County Recording # 20160303000892. A copy of this agreement is attached for reference as Exhibit C. Should either party decide to terminate this agreement, the property owner will be required to find adequate overflow parking to continue operation of a larger weeknight event and parking demand during the weekend. Refer to Section XI.3 for Condition of Approval regarding Off-Site Parking Agreements.

With adequate parking and circulation no significant adverse impacts are expected.

V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal that are beyond those identified in the Bel-Red Corridor EIS and the Transportation Facilities Plan EIS. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposal. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- The Bel-Red Corridor Project Draft and Final Environmental Impact Statement, issued July 19, 2007 and addendum.
- Final Environmental Impact Statement, 2016-2027, Transportation Facilities Plan, July 2019

These documents are available in the Development Services Department, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE under file #05-127994-LE.

Adverse impacts which are less than significant are typically subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

Transportation

Long Term Impacts and Mitigation

The City has prepared a traffic forecasting model for the 2030 horizon year to assess cumulative

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impacts that may result from growth and development during that period. This modeling analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time.

Under the level of service standard detailed in the Transportation Code, the City is divided into 14 Mobility Management Areas (MMAs), each with an area average standard and a congestion management standard. This project proposes to use the existing 23,246 square feet (sf) of a multipurpose building as a religious institution. The ISKCON Temple will be located in MMA 12, this level of development is within the assumptions of the City's traffic modeling and does not require additional mitigation.

In addition, transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and the proposed mitigation for long-term traffic impacts. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate 2 net new p.m. peak hour trips and, therefore, will not trigger concurrency requirements.

Short Term Operational Impacts and Mitigation

City staff analyzed the short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the peak hours of the adjacent street. The street infrastructure along Bel-Red Road was also examined. The results of the short-term traffic analysis are published in the ISKCON Temple Traffic and Parking Analysis by Transportation Engineering Northwest on February 4th, 2021. Two new p.m. peak hour trips are expected to be generated by the ISCKON Temple, and traffic impacts from this development are expected be minor. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

VI. PUBLIC COMMENT AND RESPONSE

Application Date: February 12, 2021

Notice of Application: April 1, 2021

Public Notice Sign: April 1, 2021

Public Meeting: April 7, 2021

Minimum Comment Period: April 15, 2021

The City initially notified the public of this proposal on February 12, 2021 with mailed notice and publication in the Weekly Permit Bulletin. One, double-sided public information sign was also installed at the site entrance on the same day. A public meeting was online on April 7, 2021, at

which time seven members of the public attended, along with the applicant and applicant's representative. All attendees were supportive of the project. No written comments were received.

VII. SUMMARY OF TECHNICAL REVIEWS

A. Transportation

This proposal by the ISCKON Temple is to be located at an existing 23,246 square feet building on Bel-Red Road, which presently houses a mix use of the ISCKON Temple and a physical therapy office and private school. The proposal for the Temple to be the only operation within the existing building with the physical therapy office and private school no longer becoming space for the Temple use. The proposed temple will operate during the weekday with a service from 11 am to 2 pm up to 40 people and an evening service from 6 pm to 10 pm up to 75 people. The building will be most active on Saturday and Sunday with 3 services from 5 am to 8 am, noon to 3 pm and 6pm to 10 pm with up to 150 people in each service.

Site Access and Trip Generation

Access to the proposed project is provided via an existing joint-use driveway off of Bel-Red Road. There is also access to the site via an internal roadway system off of NE 10th Place. No other site access will be granted.

The joint-use driveway off of Bel-Red Road was determined to be in poor condition and to have non-ADA compliant ramps from the sidewalk. The project will be required to restore the driveway pavement and update the sidewalk adjacent to the driveway to meet ADA standards. Sight lines for the driveway are acceptable, however, there may need to be existing limbs or branches trimmed to 7.5 above the sidewalk to meet the sight line requirement.

Few traffic impacts are expected from this development during the pm peak hour; however, there is the potential for morning, afternoon/off-peak, weeknight, and/or weekend impacts as these are the times when traffic from the development is expected to be higher. Sufficient area on-site will need to be provided to ensure that needs are met for traffic queuing without spilling out into the street system or other nearby properties.

Special Events

Larger events associated with the temple are anticipated to occur up to three times per year. The events will be during the evening hours (after 6.pm.) or on weekends. No activities are expected to take place outside of the temple building and impede the parking and potential onsite queuing. In order to accommodate the additional arrivals, the temple has a parking and easement with the adjacent properties to use during these events. The queuing plan is located in the project file.

Street Frontage Improvements

The existing frontage on Bel-Red Road. includes a meandering 6-foot sidewalk and a 20-foot combined planting area. The project proposes to redesign the meandering sidewalk to a width of 8-foot meet the frontage requirements along Bel-Red Road. The sidewalk also may have ADA compliance grade issues that will be required to be adjusted to ADA compliance during reconstruction of the sidewalk. Refer to Section XI.17 for Condition of Approval regarding Street Frontage Improvements.

Easements

There is a current sidewalk & utility easement that is meant to convey the northerly 30 feet of the property to the City of Bellevue. However, the old, recorded easement language falls short to describe the area that is intended. The project will be required to either amend the existing easement or create a new sidewalk & utility easement that conveys the northerly 30 feet of the property along Bel-Red Road. Refer to Section XI.14 for Condition of Approval regarding Easements

Use of the Right of Way during Construction

Applicants often request use of the right of way and pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit.

Refer to Section XI.11 for Condition of Approval regarding Right of Way Use Permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, Bel-Red Road is considered a No Street Cuts Permitted roadway. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for the entire length of the frontage. Refer to Section XI.18 for Condition of Approval regarding Pavement Restoration.

B. Utilities

Grease pre-treatment will be required. Sizing will be reviewed and approved per plumbing code under a separate plumbing permit. Utilities Water Quality Section will review and approve pre-treatment sizing. Please call (425)452-6192

Any modification to the existing fire sprinkler system will require a current backflow assembly test or may require an upgrade to the backflow prevention assembly with a Double Check Detector Assembly (DCDA) following City of Bellevue Standard Details. A list of certified testers can be found at http://bellevuewa.gov/backflow.htm. Please contact Water Quality at (425) 452-5208 for further details or questions.

Refer to Section XI.10 for Condition of Approval regarding Utility Department Conditions.

C. Clearing and Grading

The clearing and grading division has reviewed the plans and materials submitted for this project and have determined that the clearing and grading portion of this land use application can be approved. The associated Clearing and Grading Permit application for this development must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

D. Fire

The Fire Department has reviewed and approved this permit. Technical review will occur under the associated building and fire permits for this proposal. Refer to Section XI.9 for Condition of Approval regarding Fire Department Conditions.

IX. APPLICABLE DESIGN CRITERIA

Administrative Conditional Use Permit: The Director may approve or approve with modifications an application for Administrative Conditional Use Permit if it complies with the decision criteria of Land Use Code Section 20.30E.140. The approval of an Administrative Conditional Use Permit may at any time be revoked if the uses of on-site facilities are changed from the stated application. Refer to Section XI.2 for Condition of Approval regarding Revocation of Administrative Conditional Use Permit Approval.

After conducting the various administrative reviews of this project, including Comprehensive Plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Administrative Conditional Use Permit decision criteria:

A. The administrative conditional use is consistent with the Comprehensive Plan.

This proposal is consistent with the Comprehensive Plan's goals and policies for the Bel-Red subarea. The following are the most relevant policies:

- S-BR-5: Develop land uses consistent with the Bel-Red Land Use Plan map.
- S-BR-10: Accommodate the continued operation of existing, and allow new, service uses that are compatible with planned future land uses. Accommodate existing service uses that are less compatible with residential and higher intensity, mixed use development (i.e., those that create noise, odor, fumes, aesthetic or other impacts), but preclude the new establishment of these types of service uses in transit nodes and in stand-alone residential areas.

Finding: The surrounding area is within the Bel-Red subarea, and as such, is continuing to change with the incorporation of transit oriented development within The Spring District, in addition to redevelopment of older office and industrial buildings being replaced with new multi-family and mixed use developments. Establishing an additional religious use will, therefore, be compatible with the surrounding environment as the Bel-Red subarea continues to redevelop and expand, further promoting opportunities to live, work, shop and recreate within close proximity to one another.

B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The applicant is proposing to utilize the existing office structure and parking areas on the site. No significant expansion of the structure is proposed. As proposed modifications overall are minor, the remaining structure, parking and landscaping will

remain compatible with the physical characteristics of the subject property and immediate vicinity.

C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: The site will be served by existing adequate public facilities, including streets, fire protection and utilities.

D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Finding: As conditioned, the proposed temple hall will not be materially detrimental to uses or property in the immediate vicinity of the subject property. A thorough analysis prepared by the applicant's traffic consultant concludes that the existing parking is sufficient for the demand produced by the proposed use, and that no significant increase in traffic will result from the change of use.

E. The administrative conditional use complies with the applicable requirements of this Code.

Finding: Religious facilities are permitted uses in the BR-ORT land use district through Administrative Conditional Use Permit approval. As conditioned, the proposal meets the requirements of the LUC.

X. DECISION

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, and City Code and Standard compliance reviews, the Development Services Department does hereby **APPROVE** the proposal subject to the following conditions:

XI. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

Compliance with Bellevue City Codes and Ordinances

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person	
Clearing & Grading Code – BCC 23.76	Savina Uzunow	(425) 452-7860
Construction Codes – BCC Title 23	Building Division	(425) 452-6864
Fire Code – BCC 23.11	Derek Landis	(425) 452-4112
Land Use Code – BCC Title 20	Richard Hansen	(425) 452-2739
Noise Control – BCC 9.18	Richard Hansen	(425) 452-2739
Sign Code – BCC Title 22	Richard Hansen	(425) 452-2739
Right-of-Way Use Code 14.30	Tim Stever	(425) 452-4294
Transportation Develop. Code – BCC 14.60	Tyler Moore	(425) 452-6933
Traffic Standards Code 14.10	Tyler Moore	(425) 452-6933
Utility Code – BCC Title 24	Jeremy Rosenlund	(425) 452-7683

A. General Conditions

1. Noise & Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal Holidays and as further defined by the Bellevue City Code. Upon written request to the Development Services Department (DSD), work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

REVIEWER: Richard Hansen, Development Services Department

AUTHORITY: Bellevue City Code 9.18.020.C & 9.18.040

2. Revocation of Administrative Conditional Use Permit/Approval

Approval of an Administrative Conditional Use Permit may at any time be revoked if the uses of the on-site facilities, traffic pattern/parking vehicle loading/unloading or transportation methods are changed from the submitted application.

REVIEWER: Richard Hansen, Development Services Department

AUTHORITY: Land Use Code 20.30.E.170.B

3. Off-Site Parking Agreements

Should either party decide to terminate the shared parking agreement, ISKCON will be required to acquire a new shared parking agreement with another property owner, which will also be required to be recorded against the title of each property. Failure to secure a shared parking agreement may result in the termination of temple operations due to inadequate overflow parking for evening and weekend temple events.

REVIEWER: Richard Hansen, Development Services Department

AUTHORITY: Land Use Code 20.20.590.J.3

4. Changes to the Building Exterior and/or Site

Any future changes made to the building exterior (including painting, installation of new windows or doors, etc.) or to the landscaping shall be approved through a Land Use Exemption.

REVIEWER: Richard Hansen, Development Services Department

AUTHORITY: Land Use Code 20.30E.175.C

5. Landscape Buffer

Prior to temporary certificate of occupancy or certificate of occupancy for the school and temple uses, the existing 30-foot front setback of the property adjacent to Bel-Red Road shall receive additional plantings to meet the landscape standards of Type III landscaping, with the exception of additional tree plantings. Existing evergreen trees shall remain and are not permitted to be removed as part of this landscape buffer. Tree protection measures shall be put into place during any landscaping work that could impact the tree roots. The existing sidewalk shall also remain. Careful attention shall be made regarding mature planting heights to avoid sight-line obstructions for vehicles entering and exiting the site. A

final landscape plan shall be submitted with construction permits to ensure compliance with the landscape buffer requirements.

REVIEWER: Richard Hansen, Development Services Department AUTHORITY: Land Use Code 20.20.740.A.5 & 20.20.520.G.3

6. Landscape Installation Assurance Device

Site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the following may be submitted: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings or bond dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation, inspection and approval by the land use reviewer for the project.

REVIEWER: Richard Hansen, Development Services Department

AUTHORITY: Land Use Code 20.40.490

7. Landscape Maintenance Assurance Device

File with the Development Services Department a landscape maintenance assurance device for a one-year period in the form of an assignment of savings or bond for 20% of the cost of labor and materials for all required landscaping.

REVIEWER: Richard Hansen, Development Services Department

AUTHORITY: Land Use Code 20.20.520.K and 20.40.490

8. Signage

Design Review of individual signs shall occur through review of a sign permit application (SA permit), and shall include the following information:

- 1. Location(s)
- 2. Size/dimensions
- 3. Illumination (if any)
- 4. Color and Materials
- Method of installation

REVIEWER: Richard Hansen, Development Services Department AUTHORITY: Bellevue Sign Code, Bellevue City Code 22B.10

9. Fire Department Conditions

- a) A jobsite pre-construction inspection by Fire is required before the TI work can commence.
- An emergency voice/alarm communications system is required throughout the building, activated by the sprinkler system and manual activation by a normally occupied location. IFC 907.2.3(3)
- c) Provide an alerting system. Washington State Amendment IFC 915
- d) Provide a Fire Safety and Evacuation plan and Shelter in Place plans. Washington State Amendment IFC Chapter 4.
- e) Demolition and construction shall conform to the requirements of International Fire Code Chapter 33.
- f) A separate permit is required for revision or extensions of the following:

- Automatic Sprinkler (IFC 903 & NFPA 13)
- Fire Alarm System (IFC 907 & NFPA 72)
- g) Fire Watch (see public information handout F-20) is required for any Fire Protection System Impairment. Fire protection shall be placed back in service during all periods of non-work. Details concerning Fire Protection Impairments can be found at www.bellevuewa.gov/firepreventionwatch.htm
- h) Inspection and testing of all fire systems is required when revised or modified. To schedule inspections, go to www.mybuildingpermit.com or 425-452-6875 at least 24 hours in advance (FA systems=48 hours notice). Ensure all requested inspections are ready for inspection by 0600 on the day requested. Please leave an approximate time you would like your inspection. We will honor requested time to the best of our ability. (Rev 7/2014).

REVIEWER: Derek Landis, Fire Review

AUTHORITY: IFC 903, 907, & 915, NFPA 13 & 72

10. Utilities

Utility Department approval of the administrative conditional use permit is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under Utilities Permit Processes. All connection charges will be due with Utility permits prior to issuance.

REVIEWER: Jeremy Rosenlund, Utilities Review AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

11. Right of Way Use Permit

Prior to issuance of any construction permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

ISKCON Temple 21-102812-LA Page **17** of **19**

REVIEWER: Tim Stever, Right of Way

AUTHORITY: Bellevue City Code 11.70 & 14.30

12. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

REVIEWER: Tim Stever, Right of Way AUTHORITY: Bellevue City Code 14.30

B. Prior to Building Permit Issuance

13. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of shared driveway, the connection to Bel-Red Road, pavement restoration on Bel-Red Road, sidewalk construction and grades, landscaping plans, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

Bel-Red Road:

- Install new 8-foot meandering sidewalk and 20-foot planting area
- Replace any damaged sidewalk panels, curb and gutter, or driveway approach panels.
- Install an ADA compliant sidewalk and driveway approach.
- Any overhead utilities into the plat must be undergrounded.
- Sight distance requirements must be met per BCC 14.60.240 at the new driveways.

b) Miscellaneous:

 Driveways on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian

route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

REVIEWER: Tyler Moore, Transportation Department

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and

Transportation Department Design Manual Standard Drawings; Americans

with Disabilities Act.

14. Sidewalk/Utility Easements

The applicant shall provide sidewalk and utility easements to the City such that the northerly 30 feet of the property are located within sidewalk/utility easement.

REVIEWER: Tyler Moore, Transportation Department

AUTHORITY: Bellevue City Code 14.60.100

15. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawings RL-100-1 and RL-120-1, existing vegetation near the access points on Bel-Red Road. must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

REVIEWER: Tyler Moore, Transportation Department

AUTHORITY: Bellevue City Code 14.60.240

16. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. Removal of the existing buildings on the site will be eligible for impact fee credit on the first building permit issued. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

REVIEWER: Tyler Moore, Transportation AUTHORITY: Bellevue City Code 22.16

C. Prior to Issuance of any Certificate of Occupancy

17. Street Frontage Improvements

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the Transportation Department inspector. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Street frontage improvements required are listed below:

- 1) Construct 8-foot meandering sidewalk along Bel-Red Road and 20-foot planting area.
- 2) Repair the existing driveway approach.
- 3) Any utility vaults lids that are located within the sidewalk will be required to have a non-skid coating applied at the foundry as per COB Standards.
- 4) Trim any shrubs, bushes or branches located within a vehicle or pedestrian sight lines.

REVIEWER: Tyler Moore, Transportation

AUTHORITY: Bellevue City Code 14.60; Comprehensive Plan Policy UT-39;

Transportation Department Design Manual and Transportation

Department Design Manual Standard Drawings

18. Pavement Restoration

The city's pavement manager has determined that this segment of Bel-Red Road. will require Grind and Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

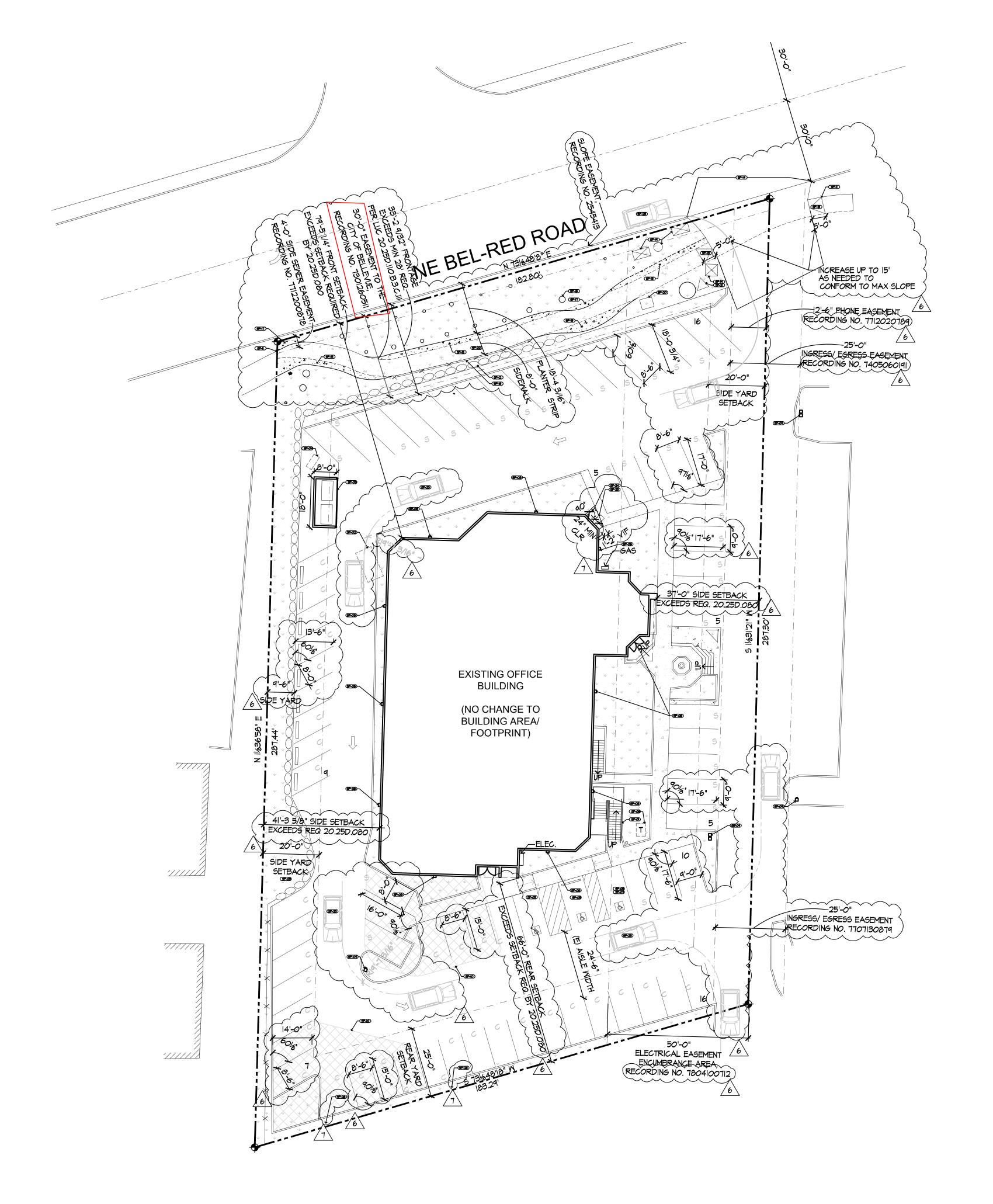
REVIEWER: Tim Stever. Right of Wav

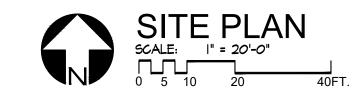
AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard #23

Exhibits: A. Project Plans

B. TENW Traffic and Parking Analysis dated February 2, 2021

C. Shared Parking Agreement, King Co. Rec. # 20160303000892





SITE PLAN NOTES

SP-OI PREVIOUSLY PERMITTED EXTERIOR STAIR, PERMITTED UNDER 18-114096 BM POST REV 2 & 3. (SP-02) PREVIOUSLY PERMITTED 1,250 GA GREASE INTERCEPTOR, PERMITTED UNDER 20-111292 UA.

(SP-03) PREVIOUSLY PERMITTED TRASH AND RECYCLING RECEPTACLES, PERMITTED UNDER 18-114096BW. (SP-04) PREVIOUSLY PERMITTED OIL & WATER SEPARATOR, PERMITTED UNDER 17-105125.

(SP-05) EXISTING ACCESSIBLE PARKING.

(SP-06) PREVIOUSLY PERMITTED REDUCED PRESSURE BACKFLOW ASSEMBLY IN HOT BOX OR ROCK, PERMITTED UNDER 18-114096 BW.

(SP-07) PREVIOUSLY PERMITTED ADA DROP-OFF STALL DURING TEMPLE SERVING HOURS (M-F 7PM - IOPM & SAT/SUN 6AM - IOPM). TEMPORARY INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE TO BE PLACED AT 60" AFF MIN. ABOVE ADJACENT PARKING SURFACE AT THESE HOURS. PERMITTED UNDER 18-114096 BW.

(SP-08) EXISTING EXTERIOR LIGHT FIXTURE.

(SP-09) EXISTING PARKING LOT LIGHT POLE.

(SP-10) PLAYGROUND AREA REMOVED FROM SCOPE FOR NEW CONDITIONAL USE PERMIT. SP-II CONNECT TO EXISTING SIDEMALK ON ADJACENT PROPERTY

SP-12 EXISTING ROCKERY TO REMAIN

SP-13 NEW ACCESSIBLE CURB RAMP, FOLLOW CITY OF BELLEVUE STANDARDS SM-170-1 \$ SM-200-I PROVIDED ON SHEET A2.I

(SP-14) REPLACE DAMAGED ASPHALT/CONCRETE IN DRIVEWAY & APPROACH, CONFIGURE PER CITY OF BELLEVUE STANDARD SM-170-1 PROVIDED ON SHEET A2.1

SP-15) NEW PORTION OF MEANDERING SIDEWALK TO WIDEN EXISTING SIDEWALK, MODIFY PATH AS NEEDED TO AVOID EXISTING TREES; FOLLOW CITY OF BELLEVUE STANDARD SW-110-1 PROVIDED ON SHEET A2.1

(SP-16) EXISTING WOOD FENCE TO PROTECT PEDESTRIANS FROM DROP IN GRADING, TO REMAIN

(SP-17) EXPANDED LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS FOR PLANTING INFORMATION

SP-18 EXISTING TREE TO BE RETAINED, TYP; DIAMETER OF TRUNK SHOWN, SEE L-1.0 FOR ADDITIONAL INFORMATION

SP-19 EXISTING IN-GROUND UTILITY ENCLOSURE TO REMAIN

SP-20 EXISTING ABOVE GROUND UTILITY ENCLOSURE TO REMAIN

SP-21 EXISTING SIGNAGE TO REMAIN

(SP-22) SLOPE OF SIDEWALK TO BE NO MORE THAN 5% GREATER THAN SLOPE OF ADJACENT BEL-RED ROAD. IF EXISTING SIDEWALK CANNOT ACCOMODATE THESE SLOPES DEMOLISH AND REPLACE WITH NEEW SIDEWALK TO EXTENTS SHOWN.

SP-23) TURNING RADIUS SHOWN FOR REFERENCE; BOD VECHICLE: FORD EXPLORER WITH MIN TURNING RADIUS OF 19.61 (5P-24) NEW EXTERIOR DOOR WITH RELITE

/1\ (SP-25) EXTEND EXISTING SIDEMALK FOR NEW LANDING AT NEW EXTERIOR DOOR

SP-26 INFILL EXISTING GROUND COVER WHERE NEEDED

LEGEND

	EXISTING CONCRETE CURBING TO REMAIN. NEW CONCRETE CURBING EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING STRIPING TO REMAIN
	NEW STRIPING
	EXISTING CONCRETE TO REMAIN
· · · · · · · · · · · · · · · · · · ·	NEW CONCRETE
\(\frac{1}{4} \) \(\fra	EXISTING LANDSCAPE TO REMAIN
* * * * * * *	NEW LANDSCAPE TO MATCH EXISTING

PROJECT DATA

PROPERTY TAX NO.: ZONING: LOT SIZE: OVERALL BUILDING AREA; *INFORMATION FROM P.	385490-0022 BR-0RT LI5 ACRE (50,093-9F) 22,586 GSF; (NO CHANG ARCEL DATA LISTED ON	KING COUNTY PARCEL VIEWER
TYPE OF CONSTRUCTION: OCCUPANCY: PROPOSED OCCUPANCY AREA:	V-B (SPRINKLED W/ QUI A-3/ B/ S-2 OFFICE (B): ASSEMBLY (A-3): TEMPLE (A-3): STORAGE (S-2):	CK RESPONSE HEADS) (EXISTING 179 SF 8,391 SF 3,981 SF 803 SF
EXISTING PARKING: PROPOSED PARKING: COMPACT STANDARD ACCESSIBLE PARKING REQUIRED: ACCESSIBLE PARKING PROVIDED:	TT STALLS TÉ STALLS 36 STALLS 37 STALLS 3 STALLS 3 STALLS	













REVISION LIST

PERMIT SET	12,01,202
BLDG RESPONSE	01.11.202
FIRE RESPONSE	01.11.202
CLIENT REVISIONS	01.11.202
HEALTH DEPT	04.02.202
LA PERMIT RESPONSE	05.31.202
EXTERIOR CLIENT REVISIONS	06.01.202

SITE PLAN A2.0

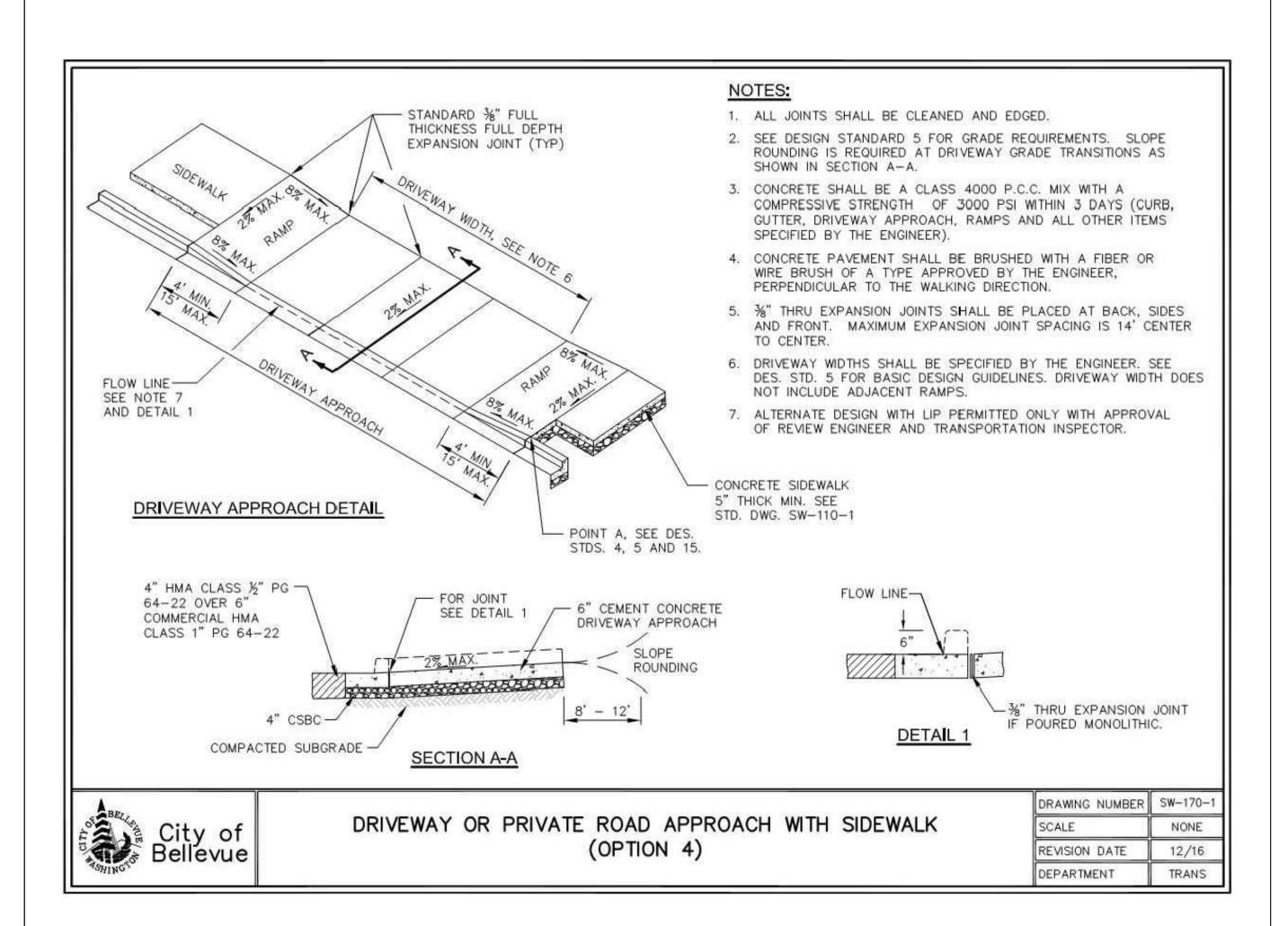


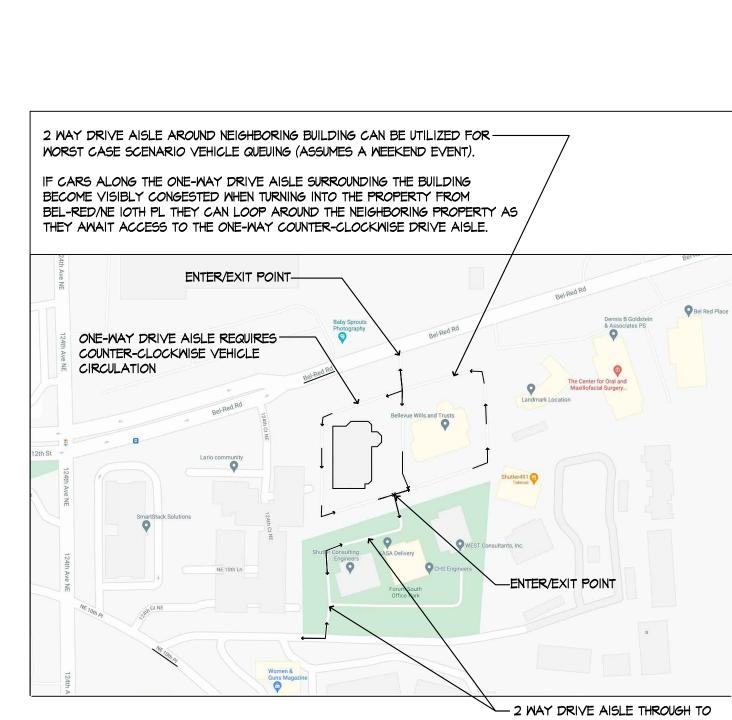
- 1. A SEPARATE CURB RAMP SHALL BE PROVIDED FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATION SHALL BE PLACED WITHIN THE WIDTH OF THE ASSOCIATED CROSSWALK OR AS SHOWN IN THE CONTRACT PLANS WHEN NO MARKED CROSSWALK IS PRESENT. IF ONLY ONE RAMP IS TO BE PROVIDED, PRIOR APPROVAL BY THE ENGINEER SHALL BE OBTAINED.
- 2. CURB DESIGN TYPE, WIDTH, AND SLOPES SHALL BE INDICATED ON THE DESIGN DRAWINGS AND AS PER THE STANDARD DETAILS.
- 3. A MINIMUM 4'x4' FLAT LANDING, WITH 2% MAXIMUM SLOPE IN ALL DIRECTIONS, SHALL BE PROVIDED AT THE TOP AND BOTTOM OF ALL RAMPS (4'x5' IF CONSTRAINED ON TWO OR MORE SIDES). AREA IN THE ROADWAY WITHIN CROSSWALK MARKINGS MAY BE USED AS LANDING.
- MAXIMUM SLOPES ARE INCLUSIVE OF ALL CONSTRUCTION TOLERANCES.
- 5. SEE STD. DWG. SW-100-1 FOR CEMENT CONCRETE TRAFFIC CURB AND GUTTER, DEPRESSED CURB SECTION, CEMENT CONCRETE TRAFFIC CURB, AND CEMENT CONCRETE PEDESTRIAN CURB DETAILS.
- 6. PEDESTRIAN CURB MAY BE OMITTED IF THE GROUND SURFACE AT THE BACK OF THE CURB RAMP AND/OR LANDING WILL BE THE SAME ELEVATION AS THE CURB RAMP OR LANDING AND THERE WILL BE NO MATERIAL TO RETAIN.
- SEE STD. DWG. SW-110-1 FOR SIDEWALK DETAILS.
- 8. CURB RAMP, LANDING, AND FLARE SURFACES SHALL BE BROOM FINISHED AND MINIMUM 5" THICK AS PER STD. DWG. SW-110-1.
- 9. CEMENT CONCRETE FOR RAMPS SHALL BE AIR ENTRAINED CONCRETE CLASS 3000, CONFORMING TO WSDOT STD. SPEC. 6-02.
- 10. REMOVAL/REPLACEMENT OF CEMENT CONCRETE CURB AND SIDEWALK SHALL BE FROM EXPANSION JOINT TO EXPANSION JOINT UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 11. GRADE BREAKS FOR RAMPS SHALL BE PERPENDICULAR TO DIRECTION OF TRAVEL.
- 12. AT GRADE BREAKS, THE ENTIRE LENGTH OF THE GRADE BREAK BETWEEN THE TWO ADJACENT SURFACE PLANES SHALL BE FLUSH.
- 13. GRATINGS, JUNCTION BOXES, ACCESS COVERS, OR OTHER APPURTENANCES SHALL NOT BE PLACED IN FRONT OF THE CURB RAMP OR ON ANY PART OF THE CURB RAMP OR LANDING, UNLESS APPROVED IN ADVANCE BY THE ENGINEER.
- 14. RAMPS AND WINGS SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE TOWARDS THE ROADWAY.
- 15. PAY LIMITS ON CITY-FUNDED PROJECTS SHALL BE AS PER WSDOT STD. PLANS F-40.12-03, F-40.14-03, F-40.15-03, AND F-40.16-03.



CURB RAMP CONSTRUCTION NOTES

DRAWING NUMBER	SW-200-1
SCALE	NONE
REVISION DATE	12/16
DEPARTMENT	TRANS





ACCESS ROAD OFF OF NE IOTH PL





ISKCON

EMPLE RO O \sim 1250' BELL SX

REVISION LIST

BLDG RESPONSE FIRE RESPONSE CLIENT REVISIONS HEALTH DEPT LA PERMIT RESPONSE EXTERIOR CLIENT REVISIONS

01.11.2021

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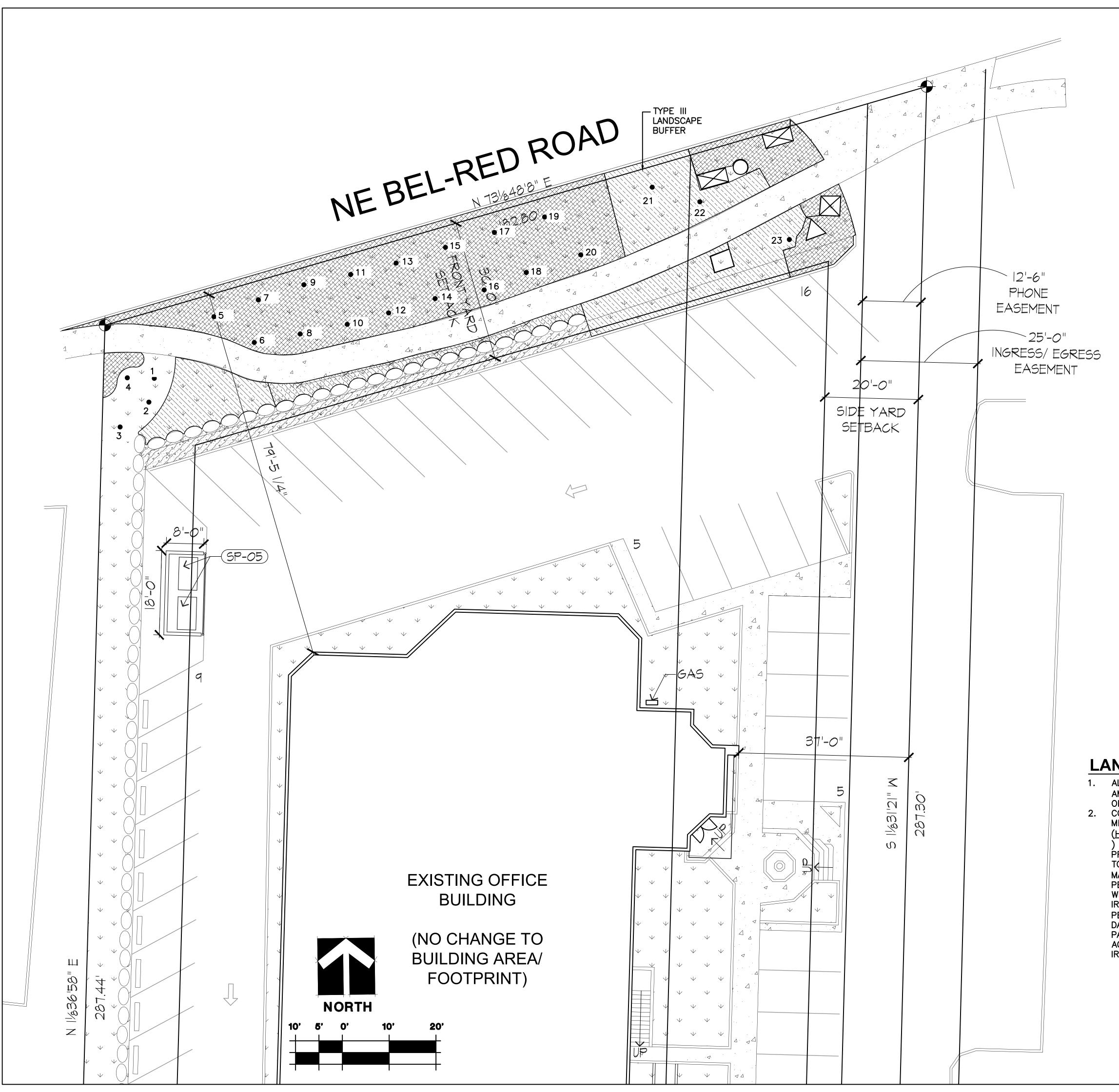
01.11.2021

04.02.2021

05.31.2021

06.01.2021

CITY OF BELLEVUE STANDARD DRAWINGS



PLANTING NOTES

- 1. THERE IS NO EXISTING VEGETATION ON SITE EXCEPT FOR EROSION CONTROL GRASS.
- 2. ANY DISCREPANCIES WITH THE DRAWINGS AND/OR SPEC'S AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REP. PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 3. ALL MATERIALS TO BE DISPOSED OF OFFSITE ARE TO BE DISPOSED OF IN A LAWFUL LANDFILL AND IN ACCORDANCE WITH GOVERNMENT REQUIREMENTS.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL DIAL—A—DIG 811 PRIOR TO DIGGING.
- 5. AVOID DAMAGE ABOVE AND BELOW GROUND TO EXISTING PLANT MATERIALS TO REMAIN.
- PLANT MATERIAL LOCATIONS SHALL BE COORDINATED WITH SPRINKLER IRRIGATION HEAD LOCATIONS TO AVOID CONFLICTS.
- GROUNDCOVERS SHALL BE PLANTED IN A TRIANGULAR PATTERN AT SPACING SHOWN IN LEGEND OR SCHEDULE. WHERE GROUNDCOVER ABUTS CURBING, WALLS OR WALKS, MINIMUM PLANTING DISTANCE SHALL BE NINE (9) INCHES FROM SAME.
- 8. FINISH GRADES STEEPER THAN 3:1 SLOPE SHALL BE COVERED W/ EROSION CONTROL NETTING PRIOR TO PLANTING SEE SPECS. NETTING SHALL BE TOP DRESSED WITH TWO (2) INCH DEPTH OF BARK MULCH PER SPECS.
- 9. ALL EXISTING LANDSCAPE PLANTING AREAS DISTURBED BY WORK DESCRIBED IN THESE DRAWINGS & SPECIFICATIONS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION.

TREES RETAINED

KE	5 KEIA	MINED	
RETAINED	PERIMETER		
TREE ID	SPECIES	TRUNK DIA (IN)	DRIPLINE DIA (FT)
1	DOUGLAS FIR	30	30
2	DOUGLAS FIR	28	28
	HAZELNUT MULTI-		
3	TRUNK	6 @ 2"	12
	HAZELNUT MULTI-		
4	TRUNK	12 @ 2" -3"	24
5	DOUGLAS FIR	18	18
6	DOUGLAS FIR	13	13
7	DOUGLAS FIR	10	10
8	DOUGLAS FIR	18	18
9	DOUGLAS FIR	9	9
10	DOUGLAS FIR	15	15
11	DOUGLAS FIR	12	12
12	DOUGLAS FIR	16	16
13	DOUGLAS FIR	17	17
14	DOUGLAS FIR	15	15
15	DOUGLAS FIR	9	9
16	DOUGLAS FIR	15	15
17	DOUGLAS FIR	14	14
18	DOUGLAS FIR	22	22
19	DOUGLAS FIR	15	15
20	DOUGLAS FIR	27	27
21	LONDON PLANE	10	10
22	LONDON PLANE	7	7
23	LONDON PLANE	70	36
TOTAL DIA	AMETER SAVED	390	

LANDSCAPE CODE NOTES

- 1. ALL LANDSCAPE AREAS SHALL HAVE THEIR SOIL AMENDED & AUGMENTED WITH TOPSOIL AND RECEIVE 2" OF ORGANIC MULCH.
- 2. CONTRACTORS SHOULD OBSERVE TREE PROTECTION MEASURES REQUIRED BY CLEAR & GRADE BMP T101 (HTTP://WWW.BELLEVUEWA.GOV/CLEARING-GRADING-STANDARDS.HTM) FOR TREES NOT SCHEDULED TO BE REMOVED. PROTECT TREES, LANDSCAPING, AND EXISTING IRRIGATION TO REMAIN FROM DAMAGE. DAMAGING OR PRUNING CITY MANAGED TREES CARRIES A MINIMUM PENALTY OF \$500 PER TREE OR THE APPRAISED LOSS OF VALUE, WHICHEVER IS GREATER. ANY DAMAGED LANDSCAPING OR IRRIGATION SHALL BE REPLACED BY THE APPLICANT PER CITY PARKS DEPARTMENT'S STANDARDS WITHIN 14 DAYS. PLEASE CONTACT TOM KUYKENDALL IN THE PARKS DEPARTMENT AT 425-452-6855 PRIOR TO ANY ACTIVITIES THAT MAY HARM TREES, LANDSCAPING, OR IRRIGATION.



RELIGIOUS SCHOOL TENANT IMPROVEMENT

12501 BEL-RED ROAD BELLEVUE, WA 98005

	ье	bigii reaiii
		Design
		JA
		Drawn
		JA
		Checked
		MZ
		Date
	04,	/20/2017
	F	Project No.
	Ap	pproved/Date
		D
		Revisions
No.	Date	Description
	XX/XX/XX	XXXXXXXXXXXXX

Registration



Sheet Title

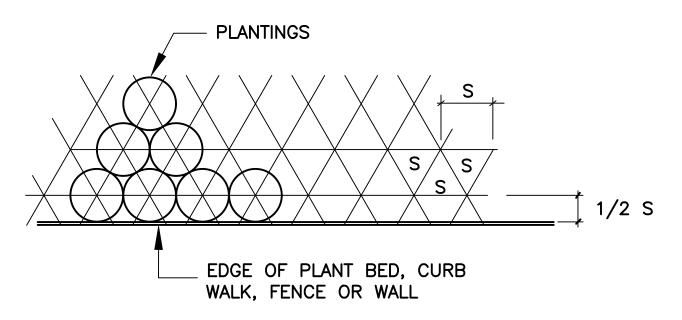
PLANTING PLAN

Sheet No

L-1.0

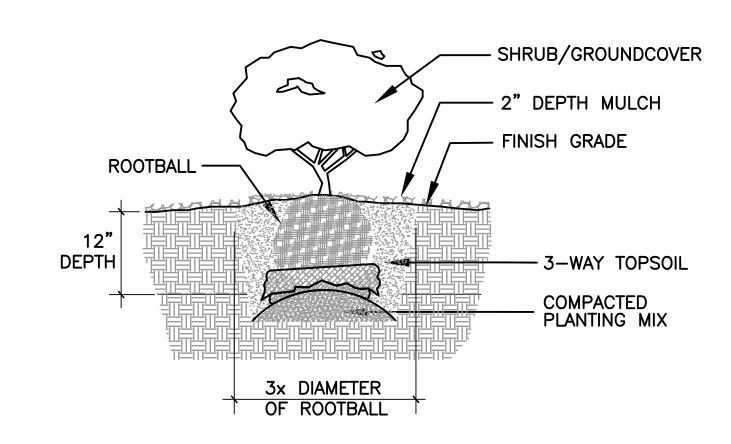
PLANT SCHEDULE

SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	<u>SPACING</u>	QTY
	EXISTING JUNIPER SHRUB / TO REMAIN	EXISTING		1,106 SF
	EXISTING KINNIKINNICK GROUNDCOVER / TO REMAIN	EXISTING		148 SF
	NATIVE FOREST BUFFER MIX GAULTHERIA SHALLON / SALAL MAHONIA AQUIFOLIUM / OREGON GRAPE POLYSTICHUM MUNITUM / WESTERN SWORD FERN VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY POCKET PLANT IN DRIFTS OF EACH SPECIES IN GROUT 5-7 THROUGHOUT PLANTING BED WHERE FEASIBLE (EAMOUNTS). PRESERVE & PROTECT EXISTING TREE RO	EQUAL	36" o.c.	256
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	<u>SPACING</u>	QTY
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1GAL&5GAL	24" o.c.	360 SF



S = SPACING AS SHOWN ON PLANS

GROUNDCOVER PLANT SPACING NOT TO SCALE







RELIGIOUS SCHOOL TENANT IMPROVEMENT

12501 BEL-RED ROAD BELLEVUE, WA 98005

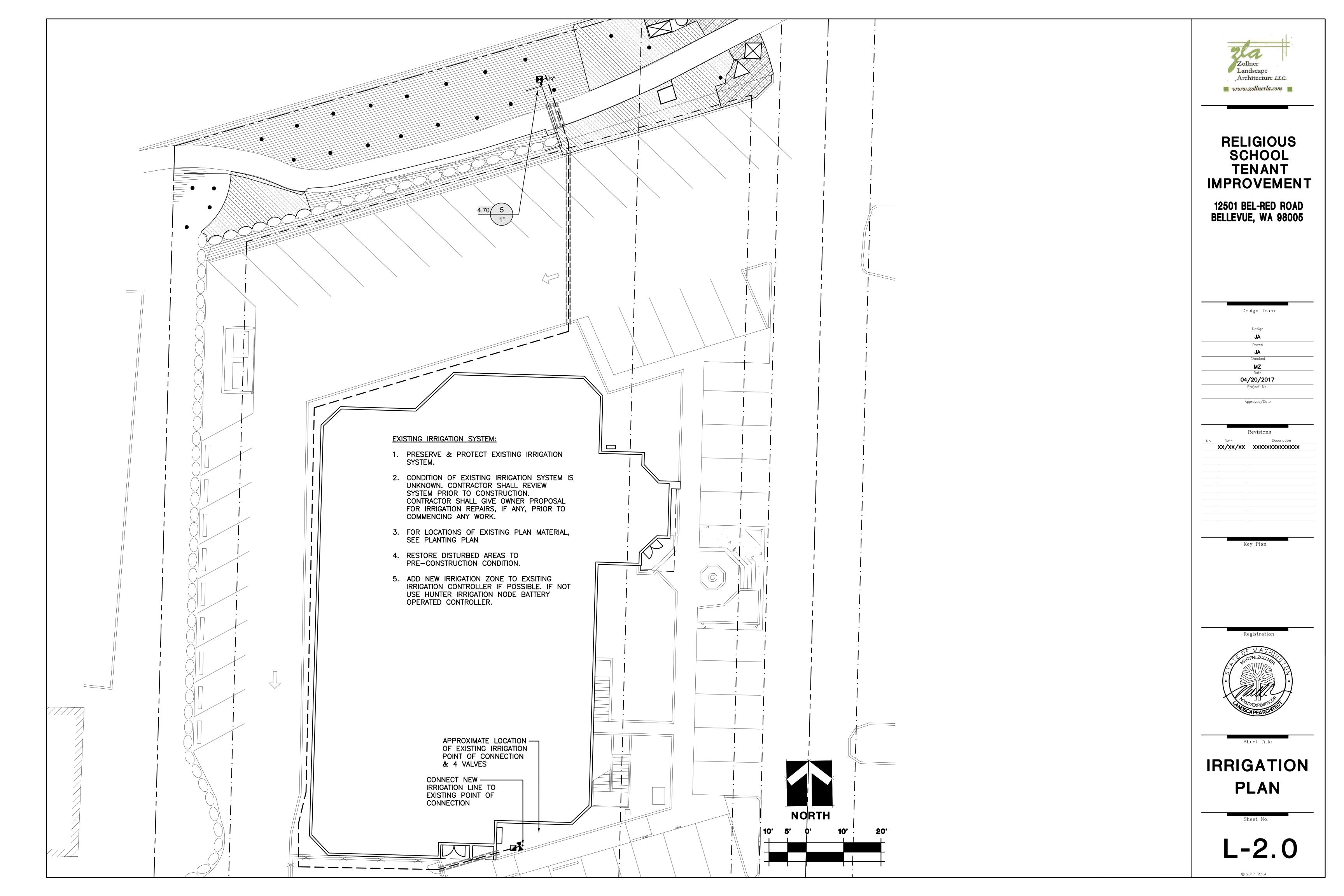
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		Drawn
		JA
		Checked
		MZ
	04	Date /20/2017
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		Revisions
No.	Date	Description
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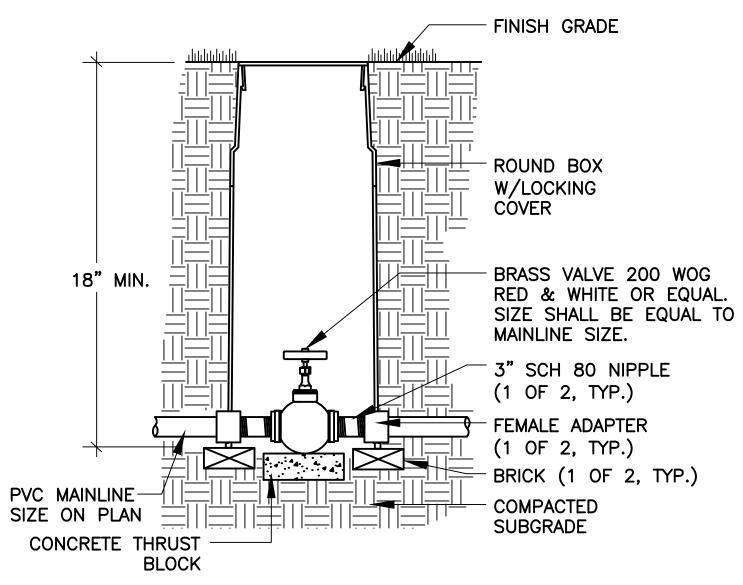


PLANTING SCHEDULE

Sheet No.

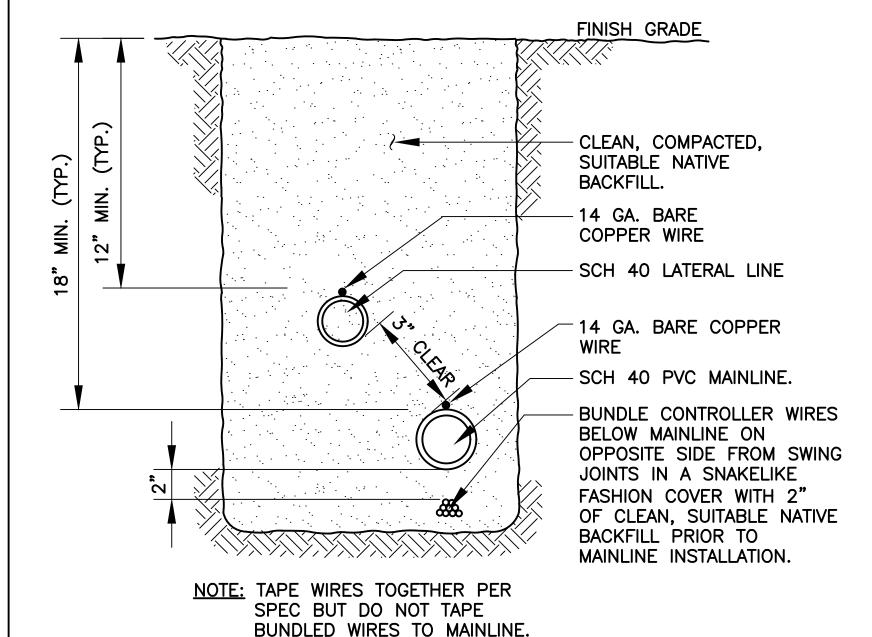
L-1.1



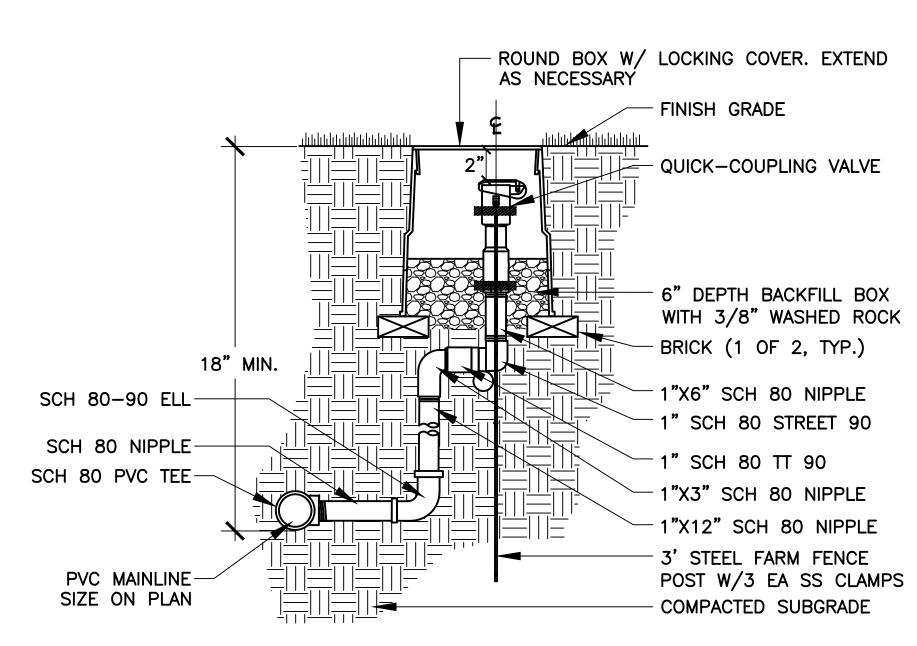


GATE VALVE DETAIL

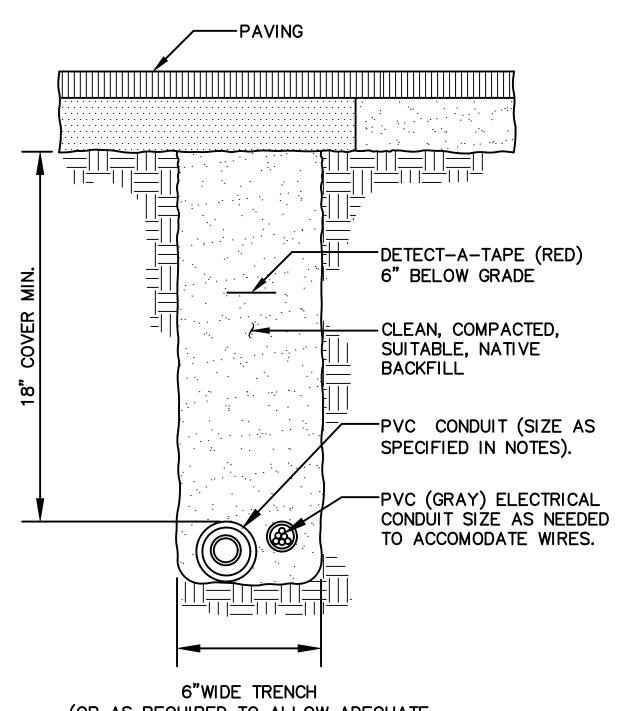
SECTION





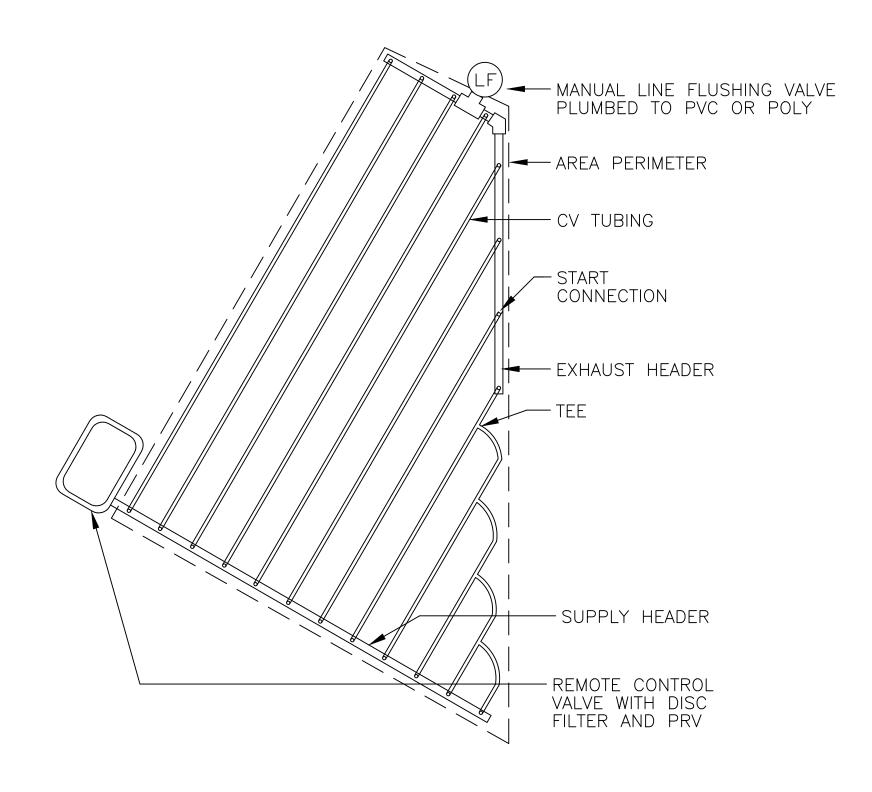






(OR AS REQUIRED TO ALLOW ADEQUATE COMPACTION OF BACKFILL)

TRENCH UNDER ASPHALT DETAIL SECTION



IRREGULAR AREAS: TRIANGULAR LAYOUT

DETAIL - NO SCALE

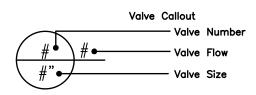
IRRIGATION SCHEDULE

SYMBOL MANUFACTURER/MODEL/DESCRIPTION NETAFIM LVCZ10075-LF 1" VALVE, 3/4" FILTER AND A LOW FLOW PRESSURE REGULATING VALVE (0.25 -4.4GPM). AREA TO RECEIVE DRIPLINE NETAFIM TLDL-26-18 (18) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.26GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SURFACE AND SUB SURFACE INSTALLATIONS. UV RESISTANT. **SYMBOL** MANUFACTURER/MODEL/DESCRIPTION HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE. SAME SIZE AS PIPE DIAMETER

IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.

PIPE SLEEVE: PVC SCHEDULE 40



IRRIGATION NOTES

- PROVIDE AND INSTALL ALL IRRIGATION IN CONFORMANCE WITH THE CITY OF BELLEVUE STANDARDS. IN THE EVENT OF CONFLICT BETWEEN NOTES OR DETAILS AND THESE DOCUMENTS, THE STANDARDS SHALL TAKE PRECEDENCE.
- 2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND APPROPRIATE SAFETY REGULATIONS.
- DRAWING IS SCHEMATIC. ACTUAL LOCATIONS MAY VARY DUE TO UTILITIES OR EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- 4. EXISTING STATIC P.S.I AT IRRIGATION METER UNKNOWN. SYSSTEM DESIGNED TO 40 P.S.I. CONTRACTOR SHALL FIELD VERIFY EXISTING P.S.I. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE DESIGN P.S.I. PRIOR TO PROCEEDING W/ WORK.
- SYSTEM DESIGNED 30 P.S.I. AT DRIPPERS.
- LOCATE QUICK COUPLING VALVE & AUTOMATIC CONTROL VALVES AT POINT OF EASY ACCESS. OWNER'S REPRESENTATIVE TO REVIEW & APPROVE FINAL LOCATION OF ALL QUICK COUPLERS & AUTOMATIC CONTROL VALVES PRIOR TO INSTALLATION.
- HEAD LOCATION MUST BE ADJUSTED IN THE FIELD TO COMPLY W/ EXISTING SITE CONDITIONS AND PLANT MATERIALS. ADJUST SPRAY PATTERN FOR MAXIMUM COVERAGE AND MINIMUM OVERSPRAY.
- CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVING W/ PAVING WORK AS REQUIRED.
- 9. ALL IRRIGATION SLEEVES SHALL BE TWICE THE DIAMETER OF THE INSERT PIPE(S). SLEEVES SHALL NOT EXCEED 6" DIAMETER.
- 10. IRRIGATION CONTRACTOR TO PROVIDE AND INSTALL ALL REQUIRED PLUMBING SLEEVES WHERE NECESSARY. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD & LOCATED ON DIMENSIONED "AS-BUILT" DRAWING TO ALLOW FUTURE LOCATION & USE.
- 11. AIR BLOW IRRIGATION SYSTEM THROUGH QUICK COUPLERS TO WINTERIZE IRRIGATION
- 12. PIPES TO SHARE TRENCHES WHERE POSSIBLE. SEPARATE COMMON PIPING BY 6" MIN.
- 13. WHERE PIPE SIZES ARE NOT SHOWN ON THE PLAN, PIPE SHALL BE SIZED TO THE NEXT LARGEST PIPE SIZE SHOWN UPSTREAM ON THE PLAN.



RELIGIOUS SCHOOL **TENANT IMPROVEMENT**

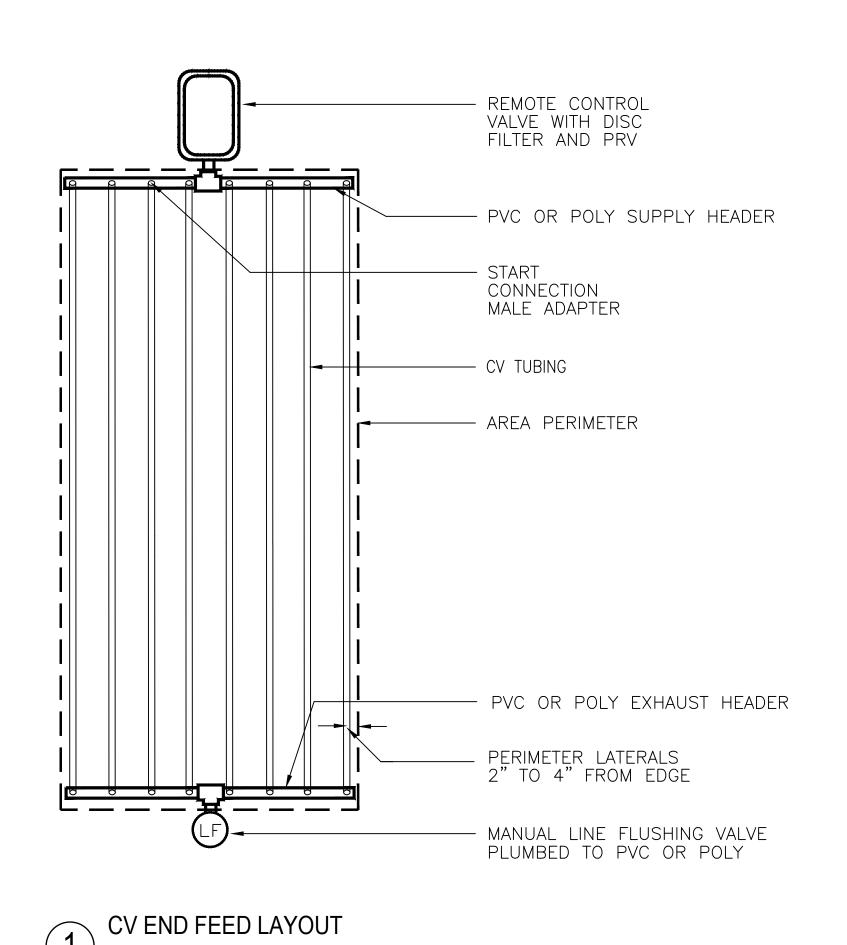
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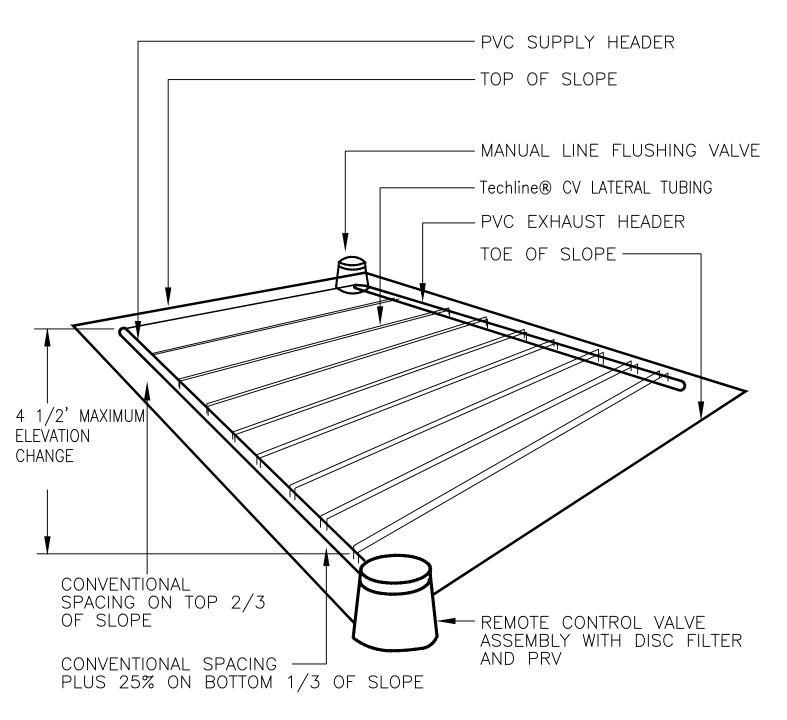
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IRRIGATION SCHEDULE

4-1.7

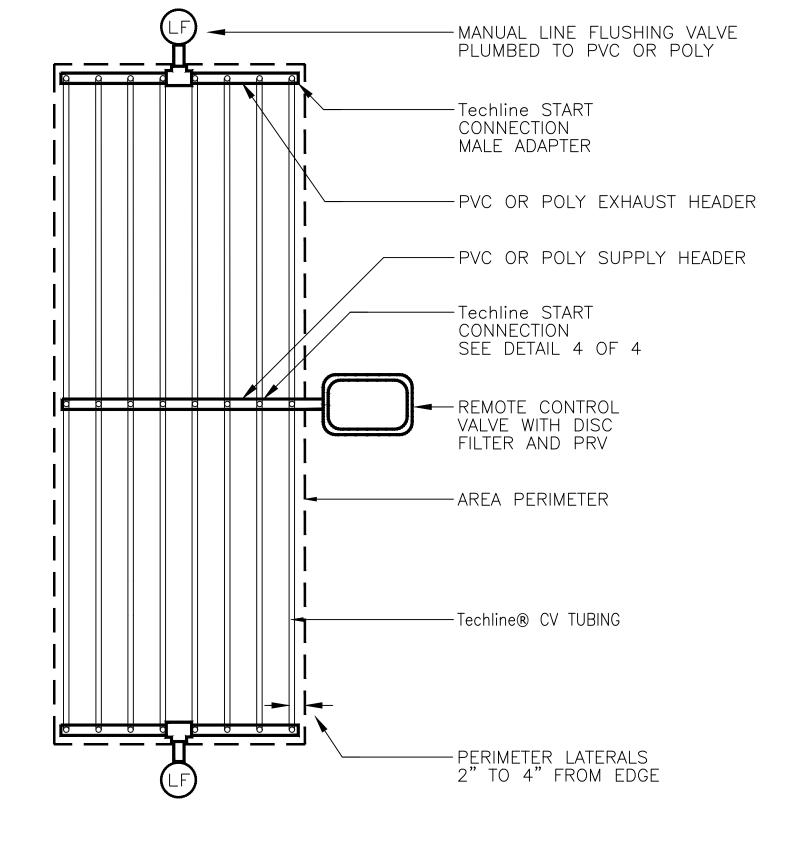




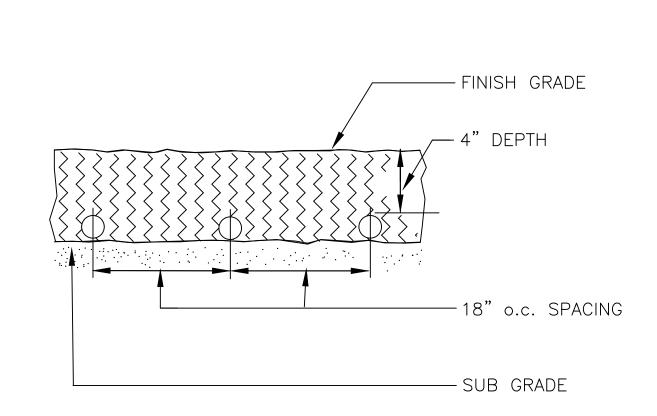
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DETAIL - NO SCALE

CV SLOPE FEED LAYOUT

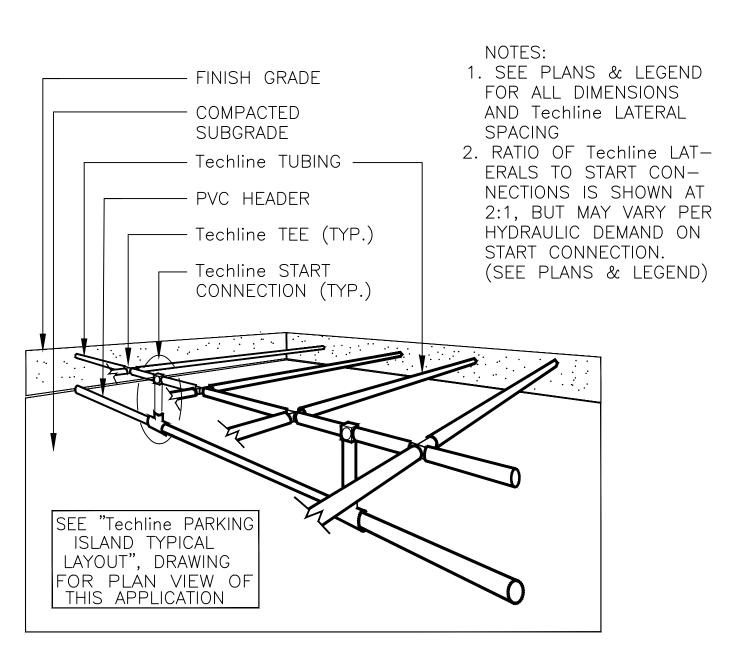




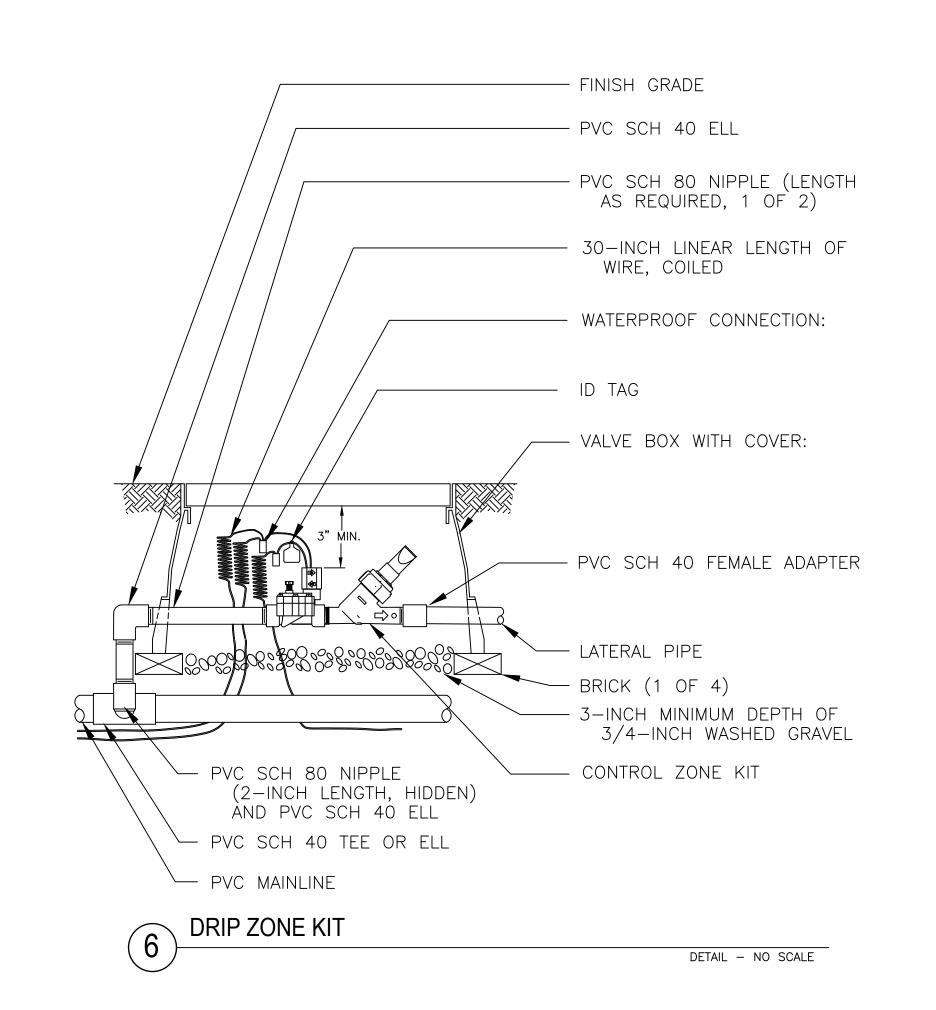




DETAIL - NO SCALE









RELIGIOUS SCHOOL TENANT IMPROVEMENT

12501 BEL-RED ROAD BELLEVUE, WA 98005

Design Team Design JA Drawn JA Checked MZ Date 04/20/2017 Project No.	
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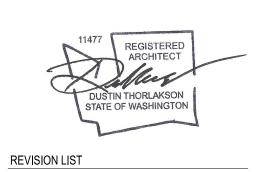
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05.31.2021 06.01.2021

GENERAL

A0.0 PROJECT COVER SHEET

A0.1 PROJECT DATA, VICINITY MAP, DRAWING INDEX, LEGAL DESCRIPTION

A2.0 SITE PLAN

LANDSCAPE

L-1.0 PLANTING PLAN
L-1.1 PLANTING SCHEDULE
L-2.0 IRRIGATION PLAN
L-2.1 IRRIGATION SCHEDULE
L-2.2 IRRIGATION DETAILS

ARCHITECTURAL

A4.0 EXTERIOR ELEVATIONS - PROVIDED FOR REFERENCE
A4.1 EXTERIOR ELEVATIONS - PROVIDED FOR REFERENCE

ISKCON: INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS TEMPLE TENANT IMPROVEMENT 12501 BEL-RED ROAD BELLEVUE, WA 98005

INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS 24133 NE 1ST PL SAMMAMISH, WA 98074 206.992.7598

NARESH BHATT NARESHBBHATT@GMAIL.COM





PERMIT SET BLDG RESPONSE

FIRE RESPONSE CLIENT REVISIONS

HEALTH DEPT

LA PERMIT RESPONSE

7 EXTERIOR CLIENT REVISIONS

INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS.

2. SECURE RELEVANT CITY AND STATE APPROVALS RELATING TO FIRE, CONSTRUCTION, LABOR, HEALTH AND LICENSING. CONTRACTOR SHALL FURTHER POST ALL BONDS AND SECURE ALL INSURANCE REQUIRED BY LAW OR CONTRACT, FORWARDING PROOF OF SUCH ACTIONS TO THE LANDLORD PRIOR TO COMMENCEMENT OF CONSTRUCTION. 3. PROVIDE ALL NECESSARY PERMITS AND FEES, WITH THE EXCEPTION OF THE BUILDING

PERMIT, WHICH WILL BE PROVIDED BY THE OWNER. 4. WORK NOT INCLUDED IN THIS CONTRACT SHALL BE MARKED "N.I.C." OR SPECIFICALLY ASSIGNED TO ANOTHER PARTY.

5. CONTRACTOR SHALL VISIT THE SITE, REVIEW THE DRAWINGS AS SUBMITTED BY THE ARCHITECT, AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.

6. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS LATEST RECOMMENDATIONS OR WRITTEN DIRECTIONS.

7. SUBMIT A LIST OF PROPOSED PRODUCT SUBMITTALS AND SHOP DRAWINGS TO THE OWNER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. 8. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE

WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK 9. WHERE DEVICES OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.

10. VERIFY ALL "BUILDING STANDARDS" WITH BUILDING OWNER PRIOR TO BEGINNING ANY WORK. HOWEVER, THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS

ARISING AS A RESULT OF UN-APPROVED CHANGES. II. ALL PRODUCTS AND MATERIALS SPECIFIED IN THE DRAWINGS (WITH EXCEPTION TO SPECIFIC FINISH COLORS AND FLOORING) ARE INTENDED TO BE ON AN "OR EQUAL" BASIS. ANY PROPOSED SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING FOR

APPROVAL WITHOUT DELAY OF SCHEDULE. 12. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR

REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. 13. VERIFY AND CONFORM TO ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS

14. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT I A CLEAN (BROOM) CONDITION AT ALL TIMES.

OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS

15. PROTECT ADJACENT WORK AND REPAIR ANY DAMAGE AT CONTRACTOR'S OWN

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.

17. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE BUILDING OWNER/ARCHITECT/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

18. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS WELL AS ALL REVISIONS, ADDENDA, AND CHANGE ORDERS. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS,

ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT 19. MAINTAIN ALL EXIT PATHWAYS DURING CONSTRUCTION.

20. PROVIDE COMPLETE SECURITY OF THE TENANT SUITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.

21. AT COMPLETION OF THE WORK, REMOVE ALL DEBRIS FROM THE SITE, LEAVING SPACE CLEAN, MASH ALL NEW WINDOWS AND GLASS, POLISH ALL NEW OR REMORKED HARDWARE. REPLACE AND PATCH AREAS OF CEILING DAMAGED DUE TO LIGHTING INSTALLATION OR

22. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION, UNLESS OTHERWISE SPECIFIED, AND SHALL BE SO STATED IN CONTRACTOR'S WRITTEN PROPOSAL AND AGREEMENT. ALL REPAIRS, CORRECTIONS, DISCREPANCIES, ETC..., MUST BE MADE MITHOUT ANY ADDITIONAL COST TO THE OWNER, AND MITHIN FIVE (5,

DAYS AFTER NOTICE IS GIVEN. 23. MINIMIZE DISRUPTIONS OF BUILDING OCCUPANTS DUE TO NOISE, ODOR, FUMES, OR VIBRATION. AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL COMPLETELY CLEAN ALL AREAS SOILED BY CONSTRUCTION ACTIVITIES INCLUDING THOSE IN WHICH NO WORK

24. LATHING, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO CHAPTER 25 OF THE 2015 I.B.C.

25. USE GYPSUM WALL BOARD METAL TRIM AT ALL CORNERS AND INTERSECTIONS; PAINT TO MATCH ADJACENT WALL 26. ALL GLASS AND GLAZING SHALL COMPLY WITH CHAPTER 24 OF THE 2015 I.B.C. AND

THE U.S. PRODUCT SAFETY COMMISSION: SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1426: 16 CFR PART 1201). 28. VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH DOOR AND

WINDOW MANUFACTURERS. 29. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONSTRUCTION DRAWING SHOULD BE CALLED TO THE ATTENTION OF THE ARCHITECTS. <u>DIMENSION:</u>

I. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.

2. DIMENSIONS OF PLANS ARE TYPICAL TO THE CENTERLINE OF COLUMNS AND FINISHED G.M.B. FACE OF PARTITIONS, UNLESS NOTED OTHERWISE. DOOR AND CASED OPENINGS WITHOUT LOCATION DIMENSIONS ARE TO BE FOUR (4) INCHES FROM THE FACE OF THE ADJACENT PARTITION OR CENTERED BETWEEN PARTITIONS

3. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF DISCREPANCIES ARE FOUND. CONTRACTOR SHALL CONSULT OWNER'S REPRESENTATIVE WHEN ADDRESSING QUESTIONS OF MATERIAL, METHODS, DETAIL OR WORKMANSHIP NOT COVERED IN THE CONTRACT DOCUMENTS.

4. CONSTRUCT WALLS PLUMB AND SQUARE WITH EXISTING STRUCTURE AND NEW CONSTRUCTION UNLESS NOTED OTHERWISE.

5. COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS.

6. ANY DEVIATIONS FROM DIMENSIONED LOCATIONS MUST BE APPROVED BY THE

GENERAL NOTES (CONTINUED):

FIRE PROTECTION:

. IF NECESSARY, PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RELATED ELEMENTS AS REQUIRED BY CODE.

2. FIRE EXTINGUISHERS: VERIFY LOCATION, TYPE, AND SIZE PER FIRE MARSHAL REQUIREMENTS. CONTRACTOR TO PROVIDE ALL TEMPORARY AND PERMANENT FIRE EXTINGUISHERS REQUIRED UNDER N.F.P.A. 10 MOST RECENT EDITION AND APPROVED BY THE FIRE MARSHAL. CONFIRM ACCEPTABILITY OF LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PROVIDE FINISHED CABINETS TO MATCH

BUILDING STANDARD FOR EXTINGUISHERS AT ALL EXPOSED LOCATIONS. 3. FIRE EXTINGUISHERS AND CABINETS SHOULD BE LOCATED SO THAT THE TOP OF THE EXTINGUISHER OR CABINET IS NO HIGHER THAN 48" A.F.F. AND THE TOP OF THE EXTINGUISHER OR CABINET HANDLE IS AT LEAST 36" A.F.F. 4. AT SEMI-RECESSED FIRE EXTINGUISHER CABINETS WRAP ADDITIONAL LAYER(S) OF

TYPE 'X' GYPSUM WALL BOARD INTO THE CABINET CAVITY TO MAINTAIN SPECIFIED FIRE RATED REQUIREMENT. REFER TO WALL CONSTRUCTION LEGEND FOR ADDITIONAL INFORMATION.

5. PROVIDE AND INSTALL FIRE EXTINGUISHER SIGNAGE (5"X6") ABOVE EACH FIRE EXTINGUISHER PER DETAIL OR CABINET WITHIN THE SCOPE OF THE TENANT IMPROVEMENT. MOUNT AT 84" A.F.F. UNLESS OTHERWISE REQUIRED.

6. EXIT SIGNS AND EXIT ILLUMINATION SHALL CONFORM TO THE 2015 I.B.C. AND BELLEVUE FIRE MARSHAL REQUIREMENTS. CONTRACTOR TO PROVIDE AND INSTALL EMERGENCY LIGHTING AND EXIT LIGHTING AS REQUIRED BY THE BELLEVUE FIRE AND BUILDING DEPARTMENTS. CONFIRM ACCEPTABILITY OF LOCATIONS WITH OWNER'S REPRESENTATIVE BEFORE INSTALLATION. CONTRACTOR SHALL PROVIDE AND INSTALL AUDIBLE ALARMS IN ACCORDANCE WITH I.B.C. ARTICLE 9. CONTRACTOR SHALL PROVIDE AND INSTALL VISIBLE ALARM SIGNALS AS REQUIRED BY ADA GUIDELINES. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SMOKE DETECTORS AND SMOKE DETECTION AS REQUIRED UNDER ARTICLE 9 OF THE I.B.C. THE INSTALLATION OF THE ABOVE NOTED SYSTEM SHALL INCLUDE THE CONNECTION TO AND/OR MODIFICATION OF THE EXISTING

BUILDING SYSTEMS, AS NECESSARY. 7. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

8. FLAMMABLE LIQUIDS SHALL NOT BE PLACED, STORED, OR DISPENSED IN THIS OCCUPANCY EXCEPT AS PROVIDED IN N.F.P.A. STANDARD 30 AND THE 2012 NTERNATIONAL FIRE CODE. PERMIT MAY BE REQUIRED.

ADD AND/OR RELOCATE LIFE SAFETY DEVICES AS NECESSARY PER BUILDING CODE. IO. REVISIONS TO EXISTING FIRE SUPPRESSION SYSTEM SHALL BE BIDDER DESIGN/ BUILD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CORRESPONDING PERMITS FOR WORK. THE PROPOSED SYSTEM DESIGN & METHOD OF OPERATION FOR ALL ROOMS SHALL BE REVIEWED AND APPROVED BY THE OWNER/TENANT PRIOR TO THE START OF ANY WORK

. IMPROVEMENTS TO THE EXISTING EMERGENCY VOICE/ALARM SYSTEM MUST MEET IBC SECTION 907.5.2.2 AND INSTALLED PER IBC SECTION 907.6.

CONSTRUCTION:

INVESTIGATE AND VERIFY LOCATIONS OF EXISTING STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE

2. COORDINATE CONSTRUCTION SCHEDULING WITH TENANT AND BUILDING REPRESENTATIVE TO ALLOW ONGOING OPERATION OF THE FACILITY DURING CONSTRUCTION.

KEY PLAN FIRST FLOOR, N.T.S.

3. PROVIDE FIRE TREATED BLOCKING AS REQUIRED FOR WALL AND CEILING MOUNTED

4. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC... ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED ON CONSTRUCTION DRAWINGS 5. OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.

PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS. . PATCH AND REPAIR ALL EXISTING SURFACES AS REQUIRED BY DEMOLITION AND NEW CONSTRUCTION TO RECEIVE NEW SCHEDULED FINISHES. ALL SURFACES ARE TO HAVE "LIKE-NEW" APPEARANCE. 8. ALL DEMOLISHED MATERIALS TO BE RECYCLED TO AN APPROVED RECYCLER.

GENERAL NOTES (CONTINUED):

PLUMBING, MECHANICAL & ELECTRICAL:

. PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS ARE TO BE SUBMITTED UNDER

2. MECHANICAL & ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE TO MAINTAIN COMPLIANCE WITH APPLICABLE CODES AND STANDARDS AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

3. ANY DEVIATIONS FROM DIMENSIONED LOCATIONS MUST BE APPROVED BY THE ARCHITECT. 4. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONSTRUCTION DRAWING

SHOULD BE CALLED TO THE ATTENTION OF THE ARCHITECTS. 5. REFLECTED CEILING PLAN IS FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHOULD BE VERIFIED. 6. ALL CABLING AND WIRING NOT IN CONDUITS OR FULL SURROUND CABLE TRAYS SHALL

OF LESS THAN 50. 7. REVISIONS TO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE BIDDER DESIGN/BUILD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CORRESPONDING PERMITS FOR WORK. THE PROPOSED SYSTEM DESIGN SHALL BE REVIEWED AND APPROVED BY THE OWNER/TENANT PRIOR TO START OF ANY WORK.

HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DEVELOPMENT RANGE

<u>CEILING:</u>

ALL LAY-IN ACOUSTICAL CEILING GRIDS. LIGHT FIXTURES AND DIFFUSERS SHALL BE INSTALLED AND SECURED PER SECTION 803.9.1 OF THE 2012 I.B.C., AND ASTM E508-02, FOR EARTHQUAKE ZONE III

2. CEILING HEIGHTS, WHERE INDICATED, ARE FROM FINISHED FLOOR ELEVATION TO BOTTOM OF CEILING GRID OR OTHER FINISH SURFACE.

FINISH AND MATERIALS:

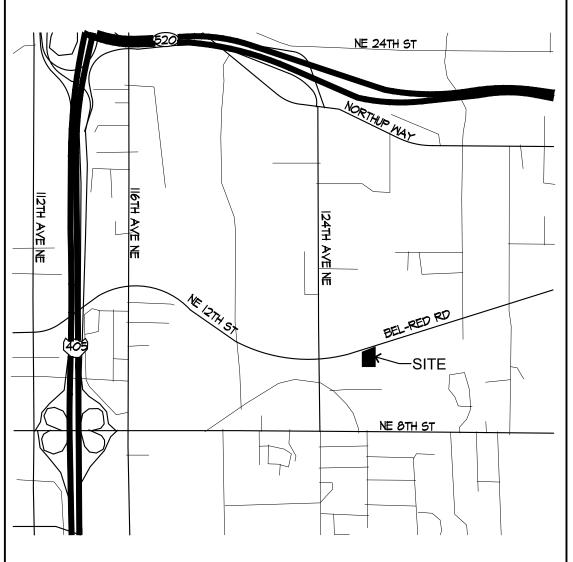
I. SUBMIT FINISH SAMPLES TO TENANT FOR APPROVAL PRIOR TO ORDERING MATERIALS. 2. INTERSECTION OF SCHEDULED FLOORING MATERIALS ARE TO OCCUR AT CENTERLINE OF DOOR WHEN IN A FULLY CLOSED POSITION UNLESS NOTED OTHERWISE. 3. PROVIDE APPROPRIATE TRANSITION MATERIAL AS REQUIRED WHERE DISSIMILAR FLOORING MATERIALS INTERSECT.

I. ALL DOOR HARDWARE TO MEET REQUIREMENTS OF 2015 IBC W/ WASHINGTON STATE AMENDMENTS AND OWNER'S BUILDING REQUIREMENTS. LEVER HANDLES ARE REQUIRED IN ALL PUBLIC AREAS.

2. COORDINATE ALL KEYING REQUIREMENTS WITH OWNER/TENANT. CONTRACTOR SHALL PROVIDE ALL LOCKSET CYLINDERS TO MATCH OWNER STANDARD. CONTRACTOR SHALL RE-KEY ALL DOORS TO MEET OWNER'S REQUIREMENTS.

3. PROVIDE I/4" MAXIMUM CLEARANCE BETWEEN DOOR AND FLOOR FINISH MATERIAL. 4. ALL LOCKSETS SHALL BE OPERABLE FROM EXIT SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. SPECIFIC FUNCTIONS REQUIRED AT EACH LOCKSET MUST BE VERIFIED WITH OWNER.

VICINITY MAP N.T.S



APPLICABLE CODES

BELLEYUE CITY CODE

2015 INTERNATIONAL BUILDING CODE W/ WASHINGTON STATE AMENDMENTS 2015 INTERNATIONAL EXISTING BUILDING CODE

 2015 INTERNATIONAL FIRE CODE W/ WASHINGTON STATE AMENDMENTS • 2015 INTERNATIONAL MECHANICAL CODE W/ WASHINGTON STATE AMENDMENTS

 2015 WASHINGTON STATE ENERGY CODE 2009 WASHINGTON CITIES ELECTRICAL CODE

 2015 UNIFORM PLUMBING CODE WASHINGTON ADMINISTRATIVE CODE (WAC)

SCOPE OF WORK

CONDITIONAL USE PERMIT:

CHANGE OF OCCUPANCY

REVISE SITE WORK FROM PREVIOUS CONDITIONAL USE PERMIT 14-124283-LA -PLAYGROUND A (1,400 SF) & PLAYGROUND B (1,408 SF) WHILL NOT BE CONSTRUCTED, THESE AREAS OF PARKING LOT TO REMAIN IN EXISTING STATE (NEW EXTERIOR DOOR ADDED TO (FIRST FLOOR KITCHEN.)

BUILDING PERMIT:

CHANGE OF OCCUPANCY

MOVE TEMPLE KITCHEN FROM SECOND TO FIRST FLOOR VACATED TENANT SPACE. EXPAND MULTI-USER RESTROOMS AND (2) DINING AREAS TO BE LOCATED IN REMAINING VACATED TENANT AREAS ON THE FIRST FLOOR. OFFICES AND TEMPLE STORAGE ADDED TO SECONI FLOOR; ALONG WITH PLUMBING AND EQUIPMENT REVISIONS TO THE WORSHIP PLATFORM.

PROJECT DATA

PROJECT ADDRESS:

12501 BEL-RED ROAD BELLEVUE, WA 98005

JURISDICTION: CITY OF BELLEVUE 2015 IBC AS ADOPTED BY THE CITY OF BELLEVUE GOVERNING CODE:

PROPERTY TAX NO .: 385490-0022 BR-ORT ZONING:

OCCUPANCY: A-3, RELIGIOUS FACILITY A-3, ASSEMBLY B, OFFICES

WORK SHALL COMPLY WITH IBC SECTION 508.3 OCCUPANCY: "NONSEPARATED OCCUPANCIES"

S-2, STORAGE

TYPE OF CONSTRUCTION: V-B (SPRINKLED W/ QUICK RESPONSE HEADS) (EXISTING) AREA OF WORK: 9.415 SQ. FT.

NOTE: AREA CALCULATIONS PER 2015 I.B.C. ALLOWABLE BASE ALLOWABLE AREA FOR A-3 OCCUPANCY, BUILDING AREA: TYPE V-B = 6,000 S.F. PER FLOOR AREA INCREASE DUE TO AUTOMATIC SPRINKLER SYSTEM =

> $Aa = At + [At \times If] + [At \times Is]$ = 6,000 S.F. + [6,000 S.F. × 0.75] + [6,000 S.F. × 2] = 22,500 S.F./PER STORY = 45,000 S.F. TOTAL

PROPOSED AREA: FIRST FLOOR 6.396 S.F. < 22,500 S.F. SECOND FLOOR 5,976 S.F. < 22,500 S.F.

LEGAL DESCRIPTION

KIETZ HOME ACRES ADD PARCEL 2 BELLEVUE SHORT PLAT NO 17-51 REC NO 1707130879.

DEFERRED SUBMITTALS

THE FOLLOWING PORTIONS OF THE PROJECT WILL BE APPLIED FOR UNDER SEPARATE

ELECTRICAL SYSTEM

2. HVAC SYSTEM. (DUCTING, DISTRIBUTION, AND CONTROLS)

3. LIFE SAFETY SYSTEMS. (HORNS & STROBES) - FIRE ALARM IMPROVEMENTS 4. PLUMBING SYSTEMS

5. DEMOLITION WORK 6. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM AS REQUIRED PER IBC 907.2.3

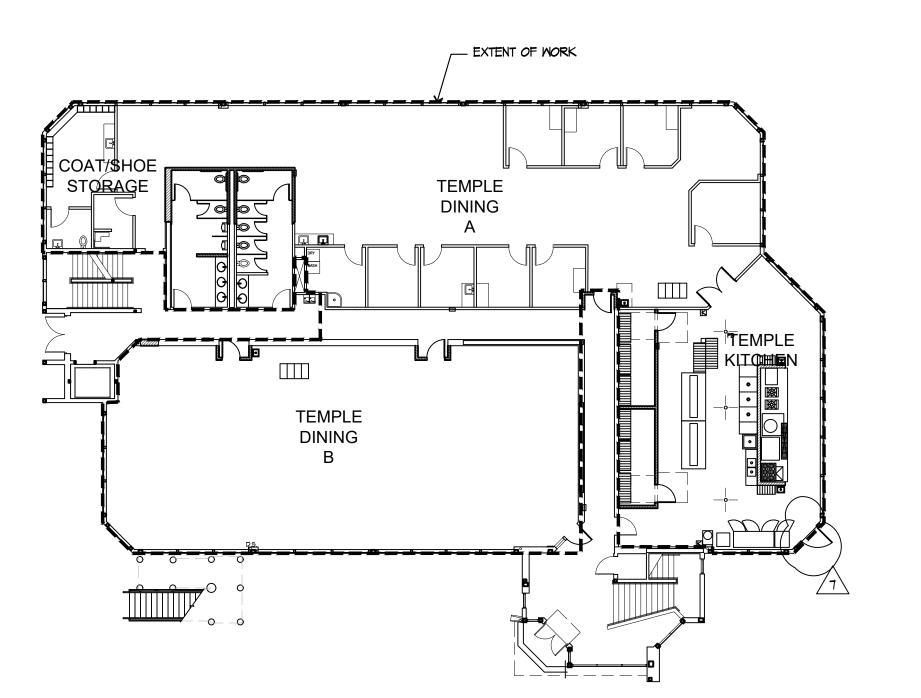
AND TABLE 1005.3.1. EXTERIOR STAIRWAY TO BE BIDDER DESIGNED

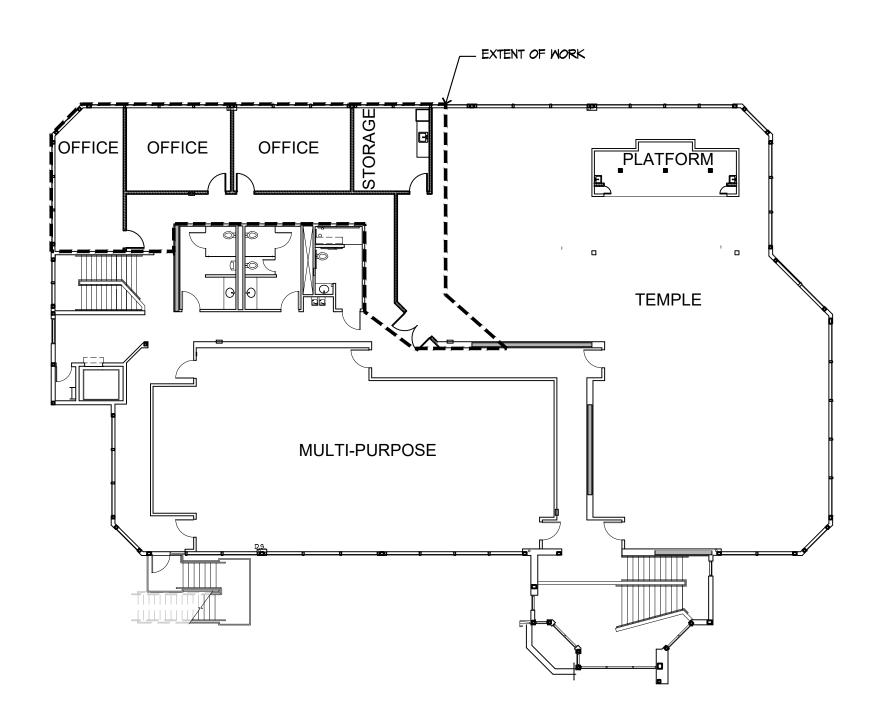
KITCHEN FIRE SUPPRESSION SYSTEM MECHANICAL PERMIT WILL BE NECESSARY TO REVIEW KITCHEN HOOD TYPE REQUIRED. IF A TYPE I HOOD IS REQUIRED, THE SUPPRESSION SYSTEM WILL BE REQUIRED TO BE SUBMITTED UNDER A SEPARATE PERMIT

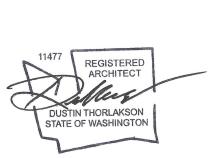
IO. FIRE SPRINKLER PERMIT WILL BE REQUIRED FOR THE REVISIONS TO THE EXISTING











PERMIT SET BLDG RESPONSE FIRE RESPONSE CLIENT REVISIONS HEALTH DEPT LA PERMIT RESPONSE EXTERIOR CLIENT REVISIONS

REVISION LIST

PROJECT DATA

ISKCON

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01.11.2021 01.11.2021 01.11.2021 04.02.2021 05.31.2021 06.01.2021

12.01.2020

June 8, 2021

City of Bellevue Dept. of Development Services Land Use – Richard Hansen

Iskcon Temple 12501 Bel-Red Road Bellevue, WA

Revision to Issued Permit: 21 – 102812 - LA

Description of ISKCON Temple Operations

The **first floor** will primarily consist of a kitchen and dining halls A and B for congregants attending services. The office tenant, Peak Sports & Spine Physical Therapy, vacated the first floor on April 30th, 2021. After walking through the area, we noticed several existing treatment rooms, an IT Equipment Room, a storage room, a toilet, a shower, and a laundry room. Instead of demolishing those rooms to create an open dining hall, we decided to leave those facilities intact and utilize them as part of temple operations. We have designated those rooms for library, reading room, musical instruments storage, furniture storage, IT equipment room, computer room, photocopy & stationary room, membership room, a lactation room.

The **second floor** will have a temple hall, a multi-purpose hall, and three small offices. The temple hall will have an altar and will be primarily used for worship and prayer services. The multi-purpose hall will be used for cultural exhibits and cultural supplemental activities for worshippers. The three small offices will be used to service the temple and the congregation.

Regular Weekly Services

There will be three caretakers at the temple every day from 6 am to 10 pm.

Weekdays:

A noon service will occur from 11 am to 2 pm and will be attended by up to 40 people.

Evening service will occur from 6 pm to 10 pm and will be attended by up to 75 people.

Weekends:

We are anticipating three services on both Saturday and Sunday. The services will be from 5 - 8 am, noon - 3 pm, and 6-10 pm. We anticipate about 100-150 people at any one time in the services. The existing 76 parking stalls should be sufficient.

Major Festivals

We anticipate up to three large festivals during the year. These events will be conducted during evening hours or weekends. These could peak at 200 people in the temple services at any one time. To accommodate for potential overflow, we have entered into a parking lease agreement with 12505 Bel-Red Properties for 30 stalls.

No activities will be taking place outside the temple building and will not result in any interruption to parking.

As per Indian Vedic culture, people come to the temple in traditional Indian attire like sari and dhoti, and feel uncomfortable to come by walking or by public transit, and prefer coming in by car. Indian dressed traditionally seldom come to the temple riding a bicycle.



MEMORANDUM

DATE: February 4, 2021

TO: Molly Johnson / Laurie Tyler

City of Bellevue

FROM: Curtis Chin P.E.

TENW

SUBJECT: ISKON Temple – Tenant Improvement (Project #20-122691-BY)

UPDATED Traffic and Parking Analysis (Level One Traffic Study)

TENW Project No. 2021-016

This memorandum documents the traffic and the parking analysis for the proposed ISKCON Temple Tenant Improvement for the Krishna Temple project. This version is an update to the previously approved 2016 analysis, and reflects the current plans for the proposed Krishna Temple project. This document includes a project description, trip generation, evaluation of on-site circulation, parking demand calculations, and review of City code parking requirements.

Project Description

The proposed Krishna Temple site is located at 12501 Bel-Red Road in Bellevue. Since the approval of the previous 2016 traffic analysis, current and future tenants have changed their leasing plans due to COVID-19. The existing medical office tenant, *Peak Sports & Spine Physical Therapy*, will not be renewing their current lease for the space (roughly 3,500 SF) on the first floor. The future education tenant, whose school areas were designed and approved as a shared-use at this location, has similarly decided not to rent space due to COVID-19 and unanticipated circumstances. As a result of these two tenants rescinding their interest in the first-floor suites of the building, the Temple is proposing to expand their operations to cover the entire 22,586 SF building area, and taking the entirety of both floors.

Vehicular access to the site will continue to be provided at the existing driveway on Bel-Red Road located on the north end of the site. No changes to the existing access proposed as part of the proposed Tenant Improvements. A preliminary site plan is provided in **Attachment A**.

Trip Generation

The net new weekday PM peak hour trip generation associated with the project was determined using established generation rates included in the City of Bellevue *Transportation Impact Fee Program*. Table 1 summarizes the net PM peak hour trip generation estimates with the proposed project. The detailed trip generation calculations are included in **Attachment B**. The reported net trips account for existing trip credit associated with the 3,500 SF existing medical office use that would be displaced with the proposed project.

Table 1.
Krishna Temple Trip Generation Summary

	Net Trip Generation		
Time Period	ln	Out	Total
Weekday PM Peak Hour	2	0	2

As shown in **Table 1**, the proposed Krishna Temple project is estimated to generate 2 net new trips occurring during the weekday PM peak hour (2 in, 0 out). It should be noted that the reported net trip generation accounts for trip credit for the existing 3,500 SF medical office use.

On-Site Circulation

The current site utilizes a main entrance that exits north to Bel-Red Road; this is illustrated in the **Attachment A** site plan. This entrance is also shared with the adjacent property to the east. There is also a southern entrance that shares access to an adjacent property to the south and allows access to NE 10th Place to the south of the site. There is a main drive aisle that connects the north and south access points of the site and separates the existing building from the building to the east.

The existing building has a total on-site parking supply of 76 parking stalls. Parking stalls on the north and the west sides of the building are angled to allow one-way, counterclockwise movement around the building. The main drive aisle to the east of the building supports two-way movement for parking stalls on the east and south sides of the building.

Parking Demand Analysis

<u>Weekdav</u>

The estimated weekday parking demand generated by the Temple was based on the events and activities anticipated by the Temple. The following assumptions were made to develop the peak parking demand estimate and hourly variation in parking demand throughout a typical weekday for the temple:

- During a typical weekday, three (3) caretakers would be on-site from 6:00 a.m. to 10:00 p.m.
- A weekday noon service at the temple would occur between 11:00 a.m. and 2:00 p.m. for up to 40 people with an average vehicle occupancy (AVO) of 1.0.
- Weekday evening activities at the temple would occur between 6:30 and 10:00 p.m. The largest anticipated typical weekday evening events may have up to 75 people with an average vehicle occupancy (AVO) of 2.0.

The parking demand for temple staff and temple activities are calculated separately and then combined to determine the cumulative parking demand for the building each hour throughout a typical weekday. **Table 2** summarizes the above assumptions to determine the total peak parking demand by hour on a typical weekday. The table also shows the net parking spaces available after subtracting demand against the 76 on-site parking supply.



Table 2.
Krishna Temple – Weekday Parking Demand Estimate

	VIISI	ma remp	ie – week	aay Parkii	ng Deman	a Esiiinai	U	
Use	Temple Staff		Temple Event (noon)		Temple Event (evening)			
Size	Staff	3	Visitors	40	Visitors	75	Parking S	Summary
AVO		1.0		1.0		2.0		-
Peak Demand		3		40		38		
		Hourly		Hourly		Hourly		
	Hourly	Parking	Hourly	Parking	Hourly	Parking	Total Parking	Deficiency
Start Time	Variation	Demand	Variation	Demand	Variation	Demand	Demand	or Excess
6:00 AM	100%	3	0%	0	0%	0	3	73
7:00 AM	100%	3	0%	0	0%	0	3	73
8:00 AM	100%	3	0%	0	0%	0	3	73
9:00 AM	100%	3	0%	0	0%	0	3	73
10:00 AM	100%	3	0%	0	0%	0	3	73
11:00 AM	100%	3	100%	40	0%	0	43	33
12:00 PM	100%	3	100%	40	0%	0	43	33
1:00 PM	100%	3	100%	40	0%	0	43	33
2:00 PM	100%	3	100%	40	0%	0	43	33
3:00 PM	100%	3	0%	0	0%	0	3	73
4:00 PM	100%	3	0%	0	0%	0	3	73
5:00 PM	100%	3	0%	0	12%	5	8	68
6:00 PM	100%	3	0%	0	58%	22	25	51
7:00 PM	100%	3	0%	0	100%	38	41	35
8:00 PM	100%	3	0%	0	100%	38	41	35
9:00 PM	100%	3	0%	0	100%	38	41	35
10:00 PM		3	0%	0	50%	19	22	54
11:00 PM	_	0	0%	0	0%	0	0	76
12:00 AM	0%	0	0%	0	0%	0	0	76

Based on the parking demand calculated in **Table 2**, the on-site parking supply is anticipated to meet the parking demand throughout a typical weekday.

Weekend

Information for weekend activities was provided by the Temple for a typical Saturday/Sunday. It is expected that weekend activities (both large and small) would only occur occasionally at the temple. The following assumptions were made to develop the peak parking demand estimate and hourly variation in parking demand on a typical weekend day:

- Saturday and Sunday activities would occur between 5:00 a.m. and 10:00 p.m.
- Three service times are anticipated on Saturdays and Sundays from 5:00–8:00 a.m., Noon–3:00 p.m., and 6:00–10:00 p.m.
- At any one time, there are anticipated to be between 100 and 150 people at the Temple on a typical weekend day with a peak of 150 people during any one of the 3 service times.
- An average vehicle occupancy (AVO) of 2.5 is assumed for Temple activities.



Table 3 summarizes the above assumptions for the temple use and combines each to determine the total peak parking demand by hour on a typical weekend day. The table also shows the net parking spaces available after subtracting demand against the anticipated 76 on-site parking stalls.

Table 3.
Krishna Temple – Weekend Parking Demand Estimate

Use	Temple	Event				
Size Visitors		150	Parking Summary			
Peak Demand Rate ¹		0.40				
Peak Demand		60				
		Hourly Parking	Total Parking			
Start Time	Hourly Variation ²	Demand	Demand	Deficiency or Excess		
5:00 AM	25%	15	15	61		
6:00 AM	50%	30	30	46		
7:00 AM	75%	45	45	31		
8:00 AM	50%	30	30	46		
9:00 AM	25%	15	15	61		
10:00 AM	25%	15	15	61		
11:00 AM	50%	30	30	46		
12:00 PM	75%	45	45	31		
1:00 PM	100%	60	60	16		
2:00 PM	100%	60	60	16		
3:00 PM	75%	45	45	31		
4:00 PM	25%	15	15	61		
5:00 PM	50%	30	30	46		
6:00 PM	75%	45	45	31		
7:00 PM	100%	60	60	16		
8:00 PM	100%	60	60	16		
9:00 PM	75%	45	45	31		
10:00 PM	50%	30	30	46		
11:00 PM	0%	0	0	76		
12:00 AM	0%	0	0	76		

Notes:

Based on the parking demand calculated in **Table 3** above for a typical weekend day (Saturday or Sunday), the parking supply is anticipated to meet demand throughout the day.

In anticipation of accommodating a larger weeknight or weekend event, a shared parking agreement with the adjacent Bel Red Properties, LLC has been acquired to accommodate the additional parking demand if needed. The agreement grants 30 leased parking spaces in the adjacent parking area east of the site at 12505 Bel-Red Road. It is anticipated that these additional spaces will adequately meet the parking demand during larger weeknight and weekend activities. Details of the agreement can be found in **Appendix C**.

^{1.} Temple Event Average Vehicle Occupancy = 2.5. Resulting parking demand rate = 0.40 (1/2.5).

^{2.} The hourly variation in peak parking utilization based on activity information provided by the temple for a typical Saturday and Sunday.

City Parking Code

The City of Bellevue's City Code 20.20.590 specifies minimum and maximum parking requirements for specified land uses. City Code does not include a minimum parking requirement for a temple use. However, this report documents the estimated demand for the temple use, which is intended to satisfy parking requirement of the unspecified land use in the City Code.

Summary and Conclusions

The proposed Temple project is estimated to result in an addition of two (2) net new trips generated during the weekday PM peak hour. It should be noted that the reported net trip generation accounts for trip credit for the existing 3,500 SF medical office use.

Based on the on-site circulation analysis and parking demand and supply calculations, the site layout and parking would be adequate for the anticipated weekday and weekend temple events.

If parking demand for an occasional large event at the temple on a weekday evening or weekend exceeds the 76-stall parking supply, excess demand will be shared by the adjacent parking lots through a shared parking agreement. The existing on-site parking supply in combination with the shared parking agreement is expected to satisfy Bellevue Parking Code requirements.

If you have any questions regarding the information presented in this analysis, please contact me at chin@tenw.com.

copy: Dustin Thorlakson - FREIHEIT Architecture

Jeff Schramm - TENW Principal

Attachments: A. Site Plan

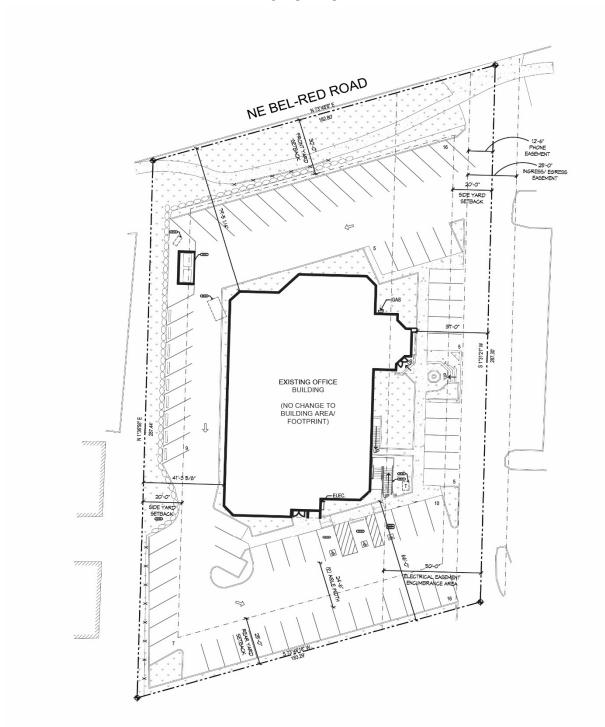
B. Trip Generation Calculations

C. Shared Parking Agreement



ATTACHMENT A

Site Plan





ATTACHMENT B

Trip Generation Calculations

					Vehicle Trip Generation		
Land Use	Size	Units ¹	ITE LUC 2	Trip Rate ³	Enter	Exit	Total
PM PEAK HOUR							
Proposed Use: Religious Institution	22,586	GFA	560	0.49	5	6	11
Less Existing Use: Medical Office	3,500	GFA	720	2.60	-3	-6	-9
	Tot	al PM Pea	k Hour Trip	Generation:	2	0	2

¹ GFA = Gross Floor Area

² Institute of Transportation Engineers (ITE) Land Use Code.

³ PM peak hour trip rates per City of Bellevue Impact Fee Program.

ATTACHMENT C

Shared Parking Agreement

PARKING AGREEMENT

This Parking Agreement ("Agreement") is hereby executed on this ____ day of July, 2015, by and between 12505 **BEL RED PROPERTIES, LLC**, a Washington limited liability company, as Grantor, and **INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS OF WASHINGTON**, a Washington nonprofit corporation, as Grantee. Grantor and Grantee may be referred to individually as "party" and collectively as "parties."

WHEREAS, Grantor owns an office building located at 12505 Bel Red Road, Bellevue, WA 98005 and legally described on **Exhibit A** attached hereto ("Grantor's Property");

WHEREAS, Grantee owns an office building located at 12501 Bell-Red Road, Bellevue WA 98005 ("Grantee Property");

WHEREAS, Grantee is interested in leasing parking spaces located on Grantor's Property during weekends and non-business hours and Grantor is willing to lease said parking places;

NOW, THEREFORE, in consideration of the terms and conditions set forth below, the parties agree as follows:

- 1. Lease Provisions: Grantor hereby leases on a nonexclusive basis thirty (30) parking spaces ("Leased Parking Spaces") located on the parking area of Grantor's Property. The Grantor shall have the right to designate the Leased Parking Spaces by sending said designation to Grantee and Grantee will use only the Leased Parking Spaces identified by Grantor. The Leased Parking Spaces shall be for the non-exclusive use of Grantee and its respective employees, customers, guests, patrons and invitees subject to the following limitations:
 - **1.1** The Leased Parking Spaces shall be used for surface parking only of automobiles by Grantee's employees, tenants, customers, guests, patrons and invitees, together with the right of ingress and egress thereto, and for no other purpose whatsoever.
 - **1.2** The foregoing lease rights may be exercised only on **weekdays from 7:00 p.m. to 10:00 p.m.** and from **6:00 am to 10:00 pm on weekends**. Grantor reserves all rights to use the Grantor's Property for any use or purpose- including, without limitation, the right to grant additional parking rights to other parties not inconsistent with the rights granted to Grantee hereunder.
 - **1.3** Grantee shall have no obligation to repair, maintain, clean, alter, improve, or restore any portion of Grantor's Property or any improvements thereon. However, Grantee shall keep the Leased Parking Spaces free of any waste or trash caused by Grantee's use of the Leased Parking Spaces.
- **2. Term:** The term of this Agreement shall commence upon issuance by the City of Bellevue of the occupancy permit to operate a temple and a school at the Grantee's Property. Grantee anticipates that this will be 3rd quarter of 2016. The Lease shall remain in effect indefinitely unless terminated in accordance with this Agreement. After the commencement date, either party shall have the right to terminate this Agreement upon thirty (30) days written notice to the other party. Grantee shall notify the City of Bellevue Development Services Department within ten (10) business days of receiving or issuing written notification to cancel this Agreement.
- **3. Lease Payments by Grantee:** Grantee agrees to pay Grantor the sum of Seven Hundred and Fifty (\$750.00) per month ("Lease Payment") for the lease of the aforementioned Leased

Parking Spaces. Grantee agrees to make the Lease Payment to Grantor or Grantor's Agent in person (or by mail) at the Grantor's address set forth below. The Lease Payment shall be made by Grantee on the first day of each month. If the first month is a partial month, then the first Lease payment shall be made on the commencement date and shall be prorated for the partial month.

- **4. Items Left in Vehicle:** Grantor shall not be responsible for damage or loss to possessions or items left in Grantees vehicle.
- **5. Damage to Vehicle:** Grantor shall not be responsible for damage to Grantees vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
- **6. Parking Lot Attendants:** Grantor shall not provide parking lot attendants. In the event that Grantor provides such attendants, any use of such attendant by Grantee to park or drive Grantees vehicle shall be at Grantee's request, direction and sole risk of any resulting loss and Grantee shall indemnify Grantor for any loss resulting from such use.

7. Indemnity and Insurance.

- **7.1 Indemnity**. Grantee agrees that it shall use the Leased Parking Spaces at its sole risk, and agrees to indemnify, defend, and hold the Grantor harmless from and against any and all claims for physical injury to any person or property related directly or indirectly to: (a) Grantee's use of the Leased Parking Spaces; (b) any default by Grantee in the observance or performance of any of the terms, covenants, or conditions of this Agreement, (c) or any acts, omissions, or negligence of a Grantee, or Grantee's contractors, tenants, agents, servants, employees, visitors or Grantees. Grantee's indemnity and defense liability shall be limited to the degree of fault attributable to Grantee.
- **7.2 Insurance.** Grantee agrees to add the Leased Parking Spaces as additional property to be covered under Grantee's commercial general liability insurance policy that it has on Grantee's Property. Grantor shall be endorsed as an additional insured.
- **8. Sale of Property:** If the Grantor sells or transfers the Grantor's Property, then the purchaser or transferee of the Grantor's Property shall be subject to the terms of this Agreement.

9. Miscellaneous

- **9.1 Assignment.** Grantee may not assign or transfer in any way, by operation of law, changes in control, or otherwise, this Agreement or any of the rights hereunder without Grantor's prior written consent, which Grantor may withhold in its sole discretion.
- **9.2 Default and Termination.** Any failure of Grantee to comply with the terms of this Agreement shall constitute a default and, in addition to all other rights and liabilities, shall entitle Grantor to terminate this Agreement, consistent with paragraph 2 (Term), if not cured within ten (10) days' written notice by Grantor.
- **9.3 Notices**. Any notices required or permitted by this Agreement shall be delivered by e-mail or fax with acknowledgment of receipt, by first class mail, postage prepaid, or by established express delivery service (e.g., Federal Express) that regularly provides next business day delivery charge prepaid, addressed to the appropriate party at the address set forth below, or at such other address as any party may in writing from time to time

specify. Any such notice shall be deemed effective upon date of delivery or, if mailed, upon the third business day following deposit in the U.S. Mail. The addresses of the parties are as follows:

Grantor:

12505 Bel Red Road, Suite Bellevue, WA 98005

Grantee:

1420 228th Ave. SE Sammamish, WA 98075

City of Bellevue:

450 110th Ave. NE P.O. Box 90012 Bellevue, WA 98009

- **9.4 Counterparts.** This Agreement may be executed in counterparts, each of which, when combined, shall constitute one single binding agreement.
- **9.5 Attorneys Fees; Law.** If either party shall bring any action for any relief against the other, declaratory or otherwise, arising out of this Agreement, each party shall, and hereby does, to the extent permitted by law, agrees that the losing party shall pay the prevailing party a reasonable sum for attorney's fees in such suit, at trial and on appeal, and such attorney's fees shall be deemed to have accrued on the commencement of such action. This Agreement shall be governed and construed in accordance with the laws of the State of Washington. Venue in any action to enforce this Agreement shall be in King County, Washington.
- **9.6 Subordination and Attornment**. This Agreement and all rights of Grantee therein, and all interest or estate of Grantee in the Grantor's Property and the Lease Parking Spaces shall be subject and subordinate to the lien of any mortgage, deed of trust, or other document of like nature ("Mortgage"), which at any time may be placed upon the Grantor's Property, or any portion thereof, by Grantor, and to any replacements, renewals, amendments, modifications, extensions or refinancing thereof, and to each and every advance made under any Mortgage. Grantee agrees at any time hereafter, and from time to time on demand of Grantor, to execute and deliver to Grantor any instruments, releases or other documents that may be reasonably required for the purpose of subjecting and subordinating this Agreement to the lien of any such Mortgage.

EXECUTED AND AGREED on the o	date first above written.
Grantor: BEL RED PROPERTIES, LLC	
(yair willa	
Its: Member	
Grantee: International Society For Krish Consciousness of Washington	na
Its:	
STATE OF WASHINGTON) :ss.
to execute said instrument as the N limited liability company and ackno	is the gned this instrument, on oath stated that he is authorized danager of BEL RED PROPERTIES, LLC , a Washington wledged said instrument as the Manager of said company and company, for the uses and purposes mentioned in said
DATED ULLY 20, INTERIOR OF WASHINGTON	Notary Public in and for the State of Washington, residing at Lzkz Starz, S, WA My Appointment Expires 6/15/19 Print Name: Czzo/R. Namez
appeared before me, signed this install said instrument as the President of CONSCIOUSNESS OF WASHING	iss.) factory evidence that Harry Terhanian is the person who strument, on oath stated that he is authorized to execute INTERNATIONAL SOCIETY FOR KRISHNA TON, a Washington nonprofit and acknowledged said company to be the free and voluntary act of said company ed in said instrument.
DATED	_, 2015.
	Notary Public in and for the State of Washington, residing at My Appointment Expires
	Print Name:

Exhibit A Legal Description to Grantor's Property

PARCEL A: LOT 1, CITY OF BELLEVUE SHORT PLAT NUMBER 77-51, RECORDED AUGUST 13, 1977 UNDER RECORDING NO. 7708130879, IN KING COUNTY, WASHINGTON.

PARCEL B: AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 25 FEET IN WIDTH, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4:

THENCE SOUTH 0°20'48" WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 287.29 FEET:

THENCE PARALLEL WITH THE NORTH LINE OF LOT 4, SOUTH 71°56'10" WEST 182.75 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE NORTH 0°20'48" EAST, 287.29 FEET TO THE NORTH LINE OF LOT 4 AND THE TERMINUS OF SAID CENTERLINE;

EXCEPT THAT PORTION LYING WITHIN THE HEREINABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.